



CITY OF ATLANTA

M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT May 14, 2014

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-14-103) for alterations at **836 Tift Avenue** - Property is zoned R4-A/Adair Park Historic District.

Applicant: Kiva Finley
489 Connelly Street

Facts: According to the Adair Park Inventory this single family dwelling is considered contributing to the District. The house has a two-thirds width front porch, a hipped roof and one, small front-facing gable over the front projecting ell of the house.

The Applicant has applied to the Commission for the approval the replacement of approximately eight (8) “bad and old wood windows” for “more energy saving and cost effective windows”.

Analysis: The following code sections apply to this application:

Sec. 16-20.009. - Same; further standards.

In deciding individual applications for certificates of appropriateness, the commission shall be guided by the purposes set forth in section 16-20.001, by findings contained in ordinances designating buildings and sites for protection, by purposes and objectives which are contained within individual Landmark and Historic District regulations, and by findings contained in reports prepared in support of Landmark and Historic District regulations as are required in article D of chapter 4 of part 6. Furthermore, in considering whether to grant approval, conditional approval or denial of an application for a type II or type III certificate of appropriateness, the commission shall apply the following standards:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design,

color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.
- (8) Considerations on proposed moving of structures, in whole or in part, shall include the effect on the neighborhood from which the move is made. In general, where the structure forms a significant part of a complex of similarly meritorious buildings, preference shall be given to relocation on a site elsewhere in the district. Where the structure does not form part of such a complex, preference shall be given to removal to a location in which the addition will reinforce existing complexes of buildings of significant historic, architectural and/or cultural character.

Sec. 16-20I.005. General regulations.

The following regulations shall apply to all properties within the Adair Park Historic District.

1. The Compatibility Rule: The compatibility rule is a method of requiring that alterations and new construction are sensitive and sympathetic to existing elements of design, scale and general character of the district with particular attention to the immediate environment constituting a particular block. In accordance with this purpose, the compatibility rule is as follows: "To the maximum extent possible, the element in question, such as roof form or architectural trim, shall substantially match that which predominates on that block. When elements are quantifiable, such as building height or floor heights, they shall equal the statistical average of all like elements of all structures of like use in that block." Those elements to which the compatibility rule applies are specified in regulations by reference to "compatibility rule."

Sec. 16-20I.006. Specific regulations--Residential Subarea I.

In addition to the general regulations set forth in section 16-20I.005, and any other applicable regulations, the following regulations shall apply to all properties located within Residential Subarea I:

1. Certificates of Appropriateness: Certificates of appropriateness within this subarea shall be required as follows:
 - (a) When required:
 1. To change the exterior appearance of any portion of a structure within the subarea, when said change can be seen from the public right-of-way;
4. Architectural Standards:
 - (a) Building facades:
 1. All new construction shall conform to the existing building orientation (setbacks) by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main facade shall face the principal street whenever possible.
 2. At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distances from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 3. All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.
 4. Siding repair or replacement shall match the original materials in scale and direction. Wood clapboard, if original is preferred; however, aluminum, masonite vinyl or other horizontal siding is permitted if window trim, cornerboards, and fascia/bargeboards are left in place or replaced with new material to match the original.
 - (b) Windows and Doors:
 1. Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 2. Original window and door openings shall not be blocked or enclosed, in whole or in part.
 3. Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size with no more than a one-inch width or height difference from the original size.

4. Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
5. New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.

The photographs provided with the application show two original, two-over-one windows in good condition; two contemporary one-over-one window inserts; and a contemporary, six-over-six, sandwiched light division window insert. It is not clear which windows are located on which elevations of the house and when the contemporary windows were installed. Further, the Applicant makes reference to eight (8) windows being replaced, but only five photographs were included in the submission. The Staff would note that the District inventory sheet shows two fixed windows on the front façade and what appear to be original or historic windows on the side facades.

The original, two-over-one windows are in good condition and the Staff finds that they can be repaired in-kind. The Applicant has provided no other information supporting the need for the replacement of the windows. The Staff would note that perceived energy efficiency alone is not a sufficient reason for replacement of original windows. The Staff would recommend that all remaining original or historic windows on the front and side facades be retained and repaired in-kind.

Regarding the contemporary windows, the Staff has no concerns about their removal. However, the units that were installed were too small for the openings in which they are located. In addition, the Applicant does not provide any information about the design, size, material, function, or light pattern of the replacement windows. The Staff would recommend that any replacement windows consist of replacement sashes that fit the existing openings without the need for any blocking or change in the casing, are wood, and have a true-divided light pattern that is the same as the retained, original windows.

Staff Recommendation: Based upon the following:

- (a) Except as noted above, the proposed work meets the regulations per Section 16-20I.005 and 16-20I.006;

Staff recommends approval of the application for a Type II Certificate of Appropriateness (CA2-14-103) for alterations at **836 Tift Avenue** - Property is zoned R4-A/Adair Park Historic District., with the following conditions:

1. All remaining original or historic windows on the front and side facades shall be retained and repaired in-kind, per Section 16-20I.006(4)(b);
2. Any replacement windows shall consist of replacement sashes that fit the existing openings without the need for any blocking or change in the casing, shall be wood, and shall have a true-divided light pattern that is the same as the retained, original windows, per Section 16-20I.006(4)(b); and
3. The Staff shall review, and if appropriate, approve the final specifications.



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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT May 13, 2014

Agenda Item: Application for Type III Certificates of Appropriateness (CA3-14-104) for a new single family house at **303 Bass Street** – Property is zoned R-5/ Grant Park Historic District (Subarea 1)/ Beltline.

Applicant: Steven Mulligan
1270 Caroline Street

Facts: According to the Grant Park Inventory sheet this is currently a vacant lot.

Analysis: The following code sections apply to this application:
Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

- (1) *General Criteria.*
 - a. Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - b. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate shall be those specified in section 16-20.008 of the zoning code.
 - c. In Residential Subarea I, the commission shall apply the standards referenced in 16.20.009 only if the standards set forth in this Chapter 20K do not specifically address the application.
- (2) *Certificates of Appropriateness.*
 - a. Type I Certificates of Appropriateness for ordinary repairs and maintenance shall not be required in this district. Painting or repainting of any structure, or portion thereof, does not require a Certificate of Appropriateness.
 - b. Type II Certificates of Appropriateness shall be required for: minor alterations to those facades of any contributing principal structure that face public streets; fences; walls; accessory structures; decks; and paving. If the proposed alteration meets the requirements of section 16-20K.007, then the director of the commission shall issue the Type II Certificate. If the proposed alteration does not meet the requirements of section 16-20K.007, the director of the commission shall deny the application. Appeals from said decision of the director regarding the issuance and/or denial of Type II Certificates may be taken by any aggrieved person by filing said appeal in the manner prescribed in the appeals section of Chapter 16-20.008(a) for Type I Certificates.
 - c. Type III Certificates of Appropriateness shall be required for:
 1. All new principal structures
 2. All major alterations and additions to existing structure, with respect to any façade that faces a public street.
 - d. Type IV Certificates of Appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV Certificate of Appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance.
- (3) *Subdivisions.* In addition to the requirements of the subdivision and zoning ordinances, including but not limited to sections 15-08.002(a)(2) and 15-08.005(d)(6), all subdivisions of lots shall conform to the historic platting pattern in

the district with regard to lot size, dimensions, and configurations.

- (4) *Tree Preservation and Replacement.* The provisions of City of Atlanta Tree Ordinance, Atlanta City Code section 158-26, shall apply to this district.
- (5) *Paved surfaces.* The original layout, patterns and paving materials of sidewalks, curbs and streets shall be retained.

Section 16-20K.007. Specific Regulations - Residential Subarea I

(1) *Development Controls.*

- a. *Front Yards:* Front yard setbacks shall either: i) conform to the setback of the previously existing contributing building of like use; or ii) shall be no closer to the street than the closest and no farther from the street than the farthest contributing structure of like use on that side of the block.
- b. *Side Yards:* Side yards shall either: i) conform to the setback of the previously existing contributing building of like use; ii) conform to the setback of the existing building; iii) conform to any existing pattern of unequal side yard setbacks previously established by a majority of the contributing buildings of like use on that side of the block; or iv) be of a width of not less than seven (7) feet.
- c. *Rear Yard:* Rear yard setback shall be seven (7) feet.
- d. *Off-street parking and driveway requirements:*
 - 1. Off-street parking shall not be permitted in the front yard or half-depth front yard.
 - 2. The commission shall have the authority to vary section 28.006(10) relative to the requirement for an independent driveway connected to a public street.
 - 3. If constructed, independent driveways within the front yard or half-depth front yard shall be a maximum of ten (10) feet wide and shall have a maximum curb cut of ten (10) feet, exclusive of the flare.

(2) *Architectural Standards.*

- A. *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural elements, enhances the architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

B. *Design Standards and Criteria for New Principal Structures.*

- 1. Identified design elements of size, scale, massing and materials of new construction shall be substantially consistent with said identified design elements found in contributing structures of like use in the district as listed in subsection 16-20K.007(15)(c.).
- 2. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
- 3. Front porches on the principal structure shall be required and shall be a minimum of one-third the width of the front facade and a minimum of seven (7) feet in depth. Side porches shall be a minimum of four (4) feet in depth. Porches may be enclosed by screen wire only, provided all the main features of a porch are maintained in place and the screening materials can be removed at a future date with minimal damage to said features.
- 4. All front facades and front porches of the principal structure shall face and be parallel to the lot frontage. Wrap around front porches are permitted.
- 5. Roof form above the front façade of the principal structure shall be gabled and/or hipped. Roof pitch shall be a minimum of 6 in 12. Roof pitch above porches shall not be restricted.
- 6. The height of the principal structure shall not exceed thirty-five (35) feet. (See section 16-28.022 for excluded portions of structures.)
- 7. The first floor of the principal structure shall be on foundations and elevated above the grade a minimum of two (2) entrance step risers each of which shall be no less than six (6) inches in height. All front steps shall have closed risers and closed ends. Access ramps shall be permitted.
- 8. Garages entrances are prohibited on the front facade. Single car-width garage entrances are permitted on the half depth front yard façade of the structure. Double car-width garage entrances are permitted at the rear of the structure.
- 9. *Decks, Balconies and Upper Level Terraces:*
 - a. Decks shall be permitted only when located to the rear of the principal structure.
 - b. Decks shall be permitted at any level.

- c. Balconies and upper level terraces shall be permitted.
- 10. Any portion of a chimney that is located on any facade that faces a public street shall originate at grade.
- 11. Any facades that face a public street shall consist of fenestration that is either: 1) substantially consistent with fenestration on contributing structures of like use in the district, or 2) shall be no less than 15% and no greater than 40% of the total surface wall area. Windows may be individual or grouped. No individual window unit shall exceed twenty-eight (28) square feet. Within each individual window unit, no individual window sash, either fixed or operable, shall exceed sixteen (16) square feet.
- 12. When practical, skylights should be located where least visible from the public street. If skylights are visible from the public street, the glass shall be tinted to match the surrounding roof area. Protruding "bubble" skylights are prohibited.
- 13. Accessory structures, such as carriage houses, smoke houses, tenant and alley houses, private garages, carports, and mechanical equipment shall be located to the side and/or rear of the principal structure within the buildable area of the lot and shall not project beyond the front of the principal structure. If mechanical equipment is visible from a public street, screening with appropriate plant or fence materials is required.
- 14. Fences and walls, adjacent to a public street upon completion, shall be subject to the provisions of section 16-28.005(5) and the following limitations:
 - a. Fences not exceeding four (4) feet in height may be erected in a front yard. Fences not exceeding six (6) feet in height may be erected in a half-depth front yard. Other than retaining walls, walls shall not be erected in a front yard or half-depth front yard.
 - b. Fences and walls not exceeding six (6) feet in height may be erected in the side or rear yards.
 - c. In a half-depth front yard, when a fence exceeds four (4) feet in height, the standard zoning requirements for a variance are in effect. Where no sidewalk exists, the fence shall be set back three (3) feet from a public street. Portions of retaining walls facing a public street and located in a required front yard or half-depth front yard shall be faced with brick, stone or masonry wall covered with a parge coat of stucco, such as Portland stucco cement.
 - d. The finish side or front side of one-sided fences shall face the public street.
- 15. On those facades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.
 - a. Paving materials for walks and drives: Black asphalt is prohibited.
 - b. Visible foundation materials: Foundations shall constitute a distinct building design element and shall contrast with the front facade siding material. Brick, stone, concrete, stucco, and architectural concrete masonry units (C.M.U.) shall be permitted. Standard, unfinished concrete block and stacked stone is prohibited.
 - c. Siding/Veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.
 - d. Roofing: Asphalt shingles, wood shingles, metal shingles, slate, and pre-finished metal panels shall be permitted.
 - e. Chimneys: Brick, stone, or architectural concrete masonry units (C.M.U.) shall be permitted. Siding is prohibited.
 - f. Fences: Brick, stone, wire mesh, architectural C.M.U., or vertical pickets made of ornamental metal, wood or simulated wood shall be permitted in the front yard and half depth front yard.
- E. *Site development, sidewalks and curbs:*
 - 1. The sidewalk shall be the same width as the sidewalk on abutting properties. If no sidewalk exists on abutting properties the new sidewalk shall match sidewalk widths on the block. If no sidewalk exists on the block, the new sidewalk shall be six feet wide.
 - 2. Repairs or replacement of existing brick sidewalks shall be constructed of brick on a concrete base and laid in a pattern to match the existing pattern on abutting properties or elsewhere in the district.
 - 3. Repairs or replacement of concrete sidewalks adjacent to existing brick sidewalks on the same linear block, or in blocks where brick sidewalks are installed, shall be constructed of brick on a concrete base and laid in a pattern to match the existing pattern on abutting properties or elsewhere in the district.
 - 4. Sidewalks crossing driveways shall be brick on a concrete base and laid in a pattern to match the existing sidewalk on abutting properties or elsewhere in the district. Driveway aprons shall not interfere with the visual field of the pedestrian path.

5. Curbing shall be granite; poured concrete shall not be used. Curbing shall be at least six inches in height from street level.
6. Historic materials such as brick, granite, and cobblestones shall be reused where possible.
7. All American with Disabilities Act (ADA) Detectable Warning Devices installed in this district shall be a red brick color.

Site Plan

According to the site plan submitted, the interior lots fronts 42.82' on Bass Street and has a depth of 140'. In looking at the City of Atlanta lot boundary map, Staff finds there is a discrepancy between the site plan submitted by the Applicant and the lot dimensions indicated on the lot boundary map. Staff suggests the Applicant resolve the lot discrepancy with the Office of Planning subdivision Staff before submitting for a permit.

As this is a non-conforming lot, the maximum FAR (floor area ratio) allowed is the lesser of .65 of the net lot area or 3, 750 sq. ft. The survey indicates the proposed heated space is 3,040 sq. ft. As such, Staff finds the FAR requirement has been met. Per underlying zoning, the maximum lot coverage allowed is 55%. The proposed lot coverage is 44% and therefore meets the requirements.

The front yard setback is based on the compatibility rule. The Applicant did not provide any documentation regarding the front yard setbacks of the contributing houses on the block face. At this time, Staff does not know whether the proposed front yard setbacks meet the requirements. Staff recommends the Applicant provide documentation the front yards setback requirement has been met. Per regulations, the side and rear yard setbacks shall be no less than 7'. Staff finds the side and rear yard setback requirements have been met.

Per regulations, there must be a walkway from the porch to the sidewalk. The site plan indicates an appropriate brick walkway. The site plan indicates a new brick on concrete sidewalk in a hatch pattern. Staff finds the proposed sidewalk meets the requirements.

The site plan indicates a new driveway that is connected to the alley. As this is a non-conforming lot, parking is not required. As such, there is no variance required from the requirement that independent driveways are connected to public streets.

Massing and Building Height

The proposed two story house is defined by an 8 in 12 hipped roof and a full width porch with a hipped roof. Per regulations, the maximum height allowed is 35'. The Grant Park Historic district regulations do not specify how the height should be measured. As such, Staff finds the standard City measurement should be used. Staff finds the proposed house is no taller than the maximum 35' allowed. While the majority of the historic houses on the block are single-story, Staff finds the overall height and massing meets the requirements.

Building Facades

The Commission reviews the facades that face a public street. This is an interior lot, therefore Staff will only comment on the façade that faces a public street.

Windows and Doors

A single front door is parallel and facing Bass Street as required. Staff finds the proposed wood door meets the regulations. The Applicant is proposing to install 3 over 1, double hung, wood windows on the front facade. The Grant Park regulations allow for windows to either be compatible with the windows on contributing houses

or the windows shall be no less than 15% and no more than 40% of the wall surface. Staff finds the proposed windows meet the percentage requirement. While Staff finds that 3 over 1 windows are architecturally appropriate, the plans do not indicate details regarding the lite divisions. Staff suggests the elevations indicate the windows are simulated divided lite or true divided lite to be consistent with historic houses in the district. Staff has concerns regarding the fenestration in the front facing dormer. While the fenestration meets the requirements, Staff finds the three part window is not appropriate. Staff suggests the dormer have a single or double window to be consistent with other similar dormers in the district.

Building Materials

The proposed materials include smooth cementitious siding with a 6" reveal, wood windows, cedar shake in the gable, wood door, wood railings, brick foundation, wood columns with brick base, wood stairs and architectural shingles. Staff finds the proposed materials are appropriate and meet the requirements.

Porch

Per regulations, the minimum depth for new porches is 7'. The proposed front porch has a depth of 8' and therefore meets the requirements. The porch features columns and railings that are compatible with other similar porches in the district. Staff finds the overall decorative details of the proposed front porch are consistent and compatible with the house style. Given the height of the foundation, a railing is not required to meet code. Staff finds the 30" height of the proposed railing is appropriate. Staff has no concerns regarding the proposed porch.

Staff Recommendation: Based upon the following:

- 1) The plans meet the regulations with the exception of the comments noted above per Section 16-20K.007;

Staff recommends approval of the application for a Type III Certificate of Appropriateness (CA3-14-104) for a new single family house at **303 Bass Street** – Property is zoned R-5/ Grant Park Historic District (Subarea 1)/ Beltline, with the following conditions:

1. The Applicant shall provide documentation the front yards setback requirement has been met, per Section 16-20K.007(1); and
2. Staff shall review and if appropriate, approve the final plans.



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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT May 13, 2014

Agenda Item: Application for Type III Certificates of Appropriateness (CA3-14-106) for a new single family house at **746 Woodson Street** – Property is zoned R-5/ Grant Park Historic District (Subarea 1)/ Beltline.

Applicant: Innocent Nwachukwu
2550 Sandy Plains Road, Marietta

Facts: According to the Grant Park Inventory sheet this is currently a vacant lot.

Analysis: The following code sections apply to this application:
Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

- (1) *General Criteria.*
 - a. Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - b. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate shall be those specified in section 16-20.008 of the zoning code.
 - c. In Residential Subarea I, the commission shall apply the standards referenced in 16.20.009 only if the standards set forth in this Chapter 20K do not specifically address the application.
- (2) *Certificates of Appropriateness.*
 - a. Type I Certificates of Appropriateness for ordinary repairs and maintenance shall not be required in this district. Painting or repainting of any structure, or portion thereof, does not require a Certificate of Appropriateness.
 - b. Type II Certificates of Appropriateness shall be required for: minor alterations to those facades of any contributing principal structure that face public streets; fences; walls; accessory structures; decks; and paving. If the proposed alteration meets the requirements of section 16-20K.007, then the director of the commission shall issue the Type II Certificate. If the proposed alteration does not meet the requirements of section 16-20K.007, the director of the commission shall deny the application. Appeals from said decision of the director regarding the issuance and/or denial of Type II Certificates may be taken by any aggrieved person by filing said appeal in the manner prescribed in the appeals section of Chapter 16-20.008(a) for Type I Certificates.
 - c. Type III Certificates of Appropriateness shall be required for:
 1. All new principal structures
 2. All major alterations and additions to existing structure, with respect to any façade that faces a public street.
 - d. Type IV Certificates of Appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV Certificate of Appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance.
- (3) *Subdivisions.* In addition to the requirements of the subdivision and zoning ordinances, including but not limited to sections 15-08.002(a)(2) and 15-08.005(d)(6), all subdivisions of lots shall conform to the historic platting pattern in

the district with regard to lot size, dimensions, and configurations.

- (4) *Tree Preservation and Replacement.* The provisions of City of Atlanta Tree Ordinance, Atlanta City Code section 158-26, shall apply to this district.
- (5) *Paved surfaces.* The original layout, patterns and paving materials of sidewalks, curbs and streets shall be retained.

Section 16-20K.007. Specific Regulations - Residential Subarea I

(1) *Development Controls.*

- a. *Front Yards:* Front yard setbacks shall either: i) conform to the setback of the previously existing contributing building of like use; or ii) shall be no closer to the street than the closest and no farther from the street than the farthest contributing structure of like use on that side of the block.
- b. *Side Yards:* Side yards shall either: i) conform to the setback of the previously existing contributing building of like use; ii) conform to the setback of the existing building; iii) conform to any existing pattern of unequal side yard setbacks previously established by a majority of the contributing buildings of like use on that side of the block; or iv) be of a width of not less than seven (7) feet.
- c. *Rear Yard.* Rear yard setback shall be seven (7) feet.
- d. *Off-street parking and driveway requirements:*
 - 1. Off-street parking shall not be permitted in the front yard or half-depth front yard.
 - 2. The commission shall have the authority to vary section 28.006(10) relative to the requirement for an independent driveway connected to a public street.
 - 3. If constructed, independent driveways within the front yard or half-depth front yard shall be a maximum of ten (10) feet wide and shall have a maximum curb cut of ten (10) feet, exclusive of the flare.

(2) *Architectural Standards.*

- A. *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural elements, enhances the architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

B. *Design Standards and Criteria for New Principal Structures.*

- 1. Identified design elements of size, scale, massing and materials of new construction shall be substantially consistent with said identified design elements found in contributing structures of like use in the district as listed in subsection 16-20K.007(15)(c.).
- 2. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
- 3. Front porches on the principal structure shall be required and shall be a minimum of one-third the width of the front facade and a minimum of seven (7) feet in depth. Side porches shall be a minimum of four (4) feet in depth. Porches may be enclosed by screen wire only, provided all the main features of a porch are maintained in place and the screening materials can be removed at a future date with minimal damage to said features.
- 4. All front facades and front porches of the principal structure shall face and be parallel to the lot frontage. Wrap around front porches are permitted.
- 5. Roof form above the front façade of the principal structure shall be gabled and/or hipped. Roof pitch shall be a minimum of 6 in 12. Roof pitch above porches shall not be restricted.
- 6. The height of the principal structure shall not exceed thirty-five (35) feet. (See section 16-28.022 for excluded portions of structures.)
- 7. The first floor of the principal structure shall be on foundations and elevated above the grade a minimum of two (2) entrance step risers each of which shall be no less than six (6) inches in height. All front steps shall have closed risers and closed ends. Access ramps shall be permitted.
- 8. Garages entrances are prohibited on the front facade. Single car-width garage entrances are permitted on the half depth front yard façade of the structure. Double car-width garage entrances are permitted at the rear of the structure.
- 9. Decks, Balconies and Upper Level Terraces:
 - a. Decks shall be permitted only when located to the rear of the principal structure.
 - b. Decks shall be permitted at any level.

- c. Balconies and upper level terraces shall be permitted.
- 10. Any portion of a chimney that is located on any facade that faces a public street shall originate at grade.
- 11. Any facades that face a public street shall consist of fenestration that is either: 1) substantially consistent with fenestration on contributing structures of like use in the district, or 2) shall be no less than 15% and no greater than 40% of the total surface wall area. Windows may be individual or grouped. No individual window unit shall exceed twenty-eight (28) square feet. Within each individual window unit, no individual window sash, either fixed or operable, shall exceed sixteen (16) square feet.
- 12. When practical, skylights should be located where least visible from the public street. If skylights are visible from the public street, the glass shall be tinted to match the surrounding roof area. Protruding "bubble" skylights are prohibited.
- 13. Accessory structures, such as carriage houses, smoke houses, tenant and alley houses, private garages, carports, and mechanical equipment shall be located to the side and/or rear of the principal structure within the buildable area of the lot and shall not project beyond the front of the principal structure. If mechanical equipment is visible from a public street, screening with appropriate plant or fence materials is required.
- 14. Fences and walls, adjacent to a public street upon completion, shall be subject to the provisions of section 16-28.005(5) and the following limitations:
 - a. Fences not exceeding four (4) feet in height may be erected in a front yard. Fences not exceeding six (6) feet in height may be erected in a half-depth front yard. Other than retaining walls, walls shall not be erected in a front yard or half-depth front yard.
 - b. Fences and walls not exceeding six (6) feet in height may be erected in the side or rear yards.
 - c. In a half-depth front yard, when a fence exceeds four (4) feet in height, the standard zoning requirements for a variance are in effect. Where no sidewalk exists, the fence shall be set back three (3) feet from a public street. Portions of retaining walls facing a public street and located in a required front yard or half-depth front yard shall be faced with brick, stone or masonry wall covered with a parge coat of stucco, such as Portland stucco cement.
 - d. The finish side or front side of one-sided fences shall face the public street.
- 15. On those facades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.
 - a. Paving materials for walks and drives: Black asphalt is prohibited.
 - b. Visible foundation materials: Foundations shall constitute a distinct building design element and shall contrast with the front facade siding material. Brick, stone, concrete, stucco, and architectural concrete masonry units (C.M.U.) shall be permitted. Standard, unfinished concrete block and stacked stone is prohibited.
 - c. Siding/Veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.
 - d. Roofing: Asphalt shingles, wood shingles, metal shingles, slate, and pre-finished metal panels shall be permitted.
 - e. Chimneys: Brick, stone, or architectural concrete masonry units (C.M.U.) shall be permitted. Siding is prohibited.
 - f. Fences: Brick, stone, wire mesh, architectural C.M.U., or vertical pickets made of ornamental metal, wood or simulated wood shall be permitted in the front yard and half depth front yard.
- E. *Site development, sidewalks and curbs:*
 - 1. The sidewalk shall be the same width as the sidewalk on abutting properties. If no sidewalk exists on abutting properties the new sidewalk shall match sidewalk widths on the block. If no sidewalk exists on the block, the new sidewalk shall be six feet wide.
 - 2. Repairs or replacement of existing brick sidewalks shall be constructed of brick on a concrete base and laid in a pattern to match the existing pattern on abutting properties or elsewhere in the district.
 - 3. Repairs or replacement of concrete sidewalks adjacent to existing brick sidewalks on the same linear block, or in blocks where brick sidewalks are installed, shall be constructed of brick on a concrete base and laid in a pattern to match the existing pattern on abutting properties or elsewhere in the district.
 - 4. Sidewalks crossing driveways shall be brick on a concrete base and laid in a pattern to match the existing sidewalk on abutting properties or elsewhere in the district. Driveway aprons shall not interfere with the visual field of the pedestrian path.

5. Curbing shall be granite; poured concrete shall not be used. Curbing shall be at least six inches in height from street level.
6. Historic materials such as brick, granite, and cobblestones shall be reused where possible.
7. All American with Disabilities Act (ADA) Detectable Warning Devices installed in this district shall be a red brick color.

Site Plan

This corner lot fronts 50' on Woodson Street and front 100' on Bill Lucas Drive. As this is a non-conforming lot, the maximum FAR (floor area ratio) allowed is the lesser of .65 of the net lot area or 3, 750 sq. ft. The survey indicates the proposed heated space is 2,464 sq. ft. As such, Staff finds the FAR requirement has been met. Per underlying zoning, the maximum lot coverage allowed is 55%. The proposed lot coverage is 38% and therefore meets the requirements.

Per regulations, the front and half depth front yard are either based on the compatibility rule or the previously existing contributing house. The Applicant has not provided any information regarding the front or half depth front yard. Staff recommends the Applicant provide documentation the proposed front and half depth front yard setbacks meet the requirements. Per regulations, the side and rear yard setbacks shall be no less than 7'. Staff finds the side and rear yard setback requirements have been met.

As required by the regulations, the site plan indicates a walkway from the front entryway to the sidewalk. The material details are not indicated. Staff recommends an appropriate walkway material is indicated on the plans. There is an existing brick sidewalk indicated on the Woodson Street elevation and a concrete sidewalk indicated on the Bill Lucas Drive elevation. It is possible that one or both of the sidewalks may be damaged due to the house construction. If the brick sidewalk is damaged beyond repair, Staff recommends it be replaced in-kind. If the concrete sidewalk is damaged beyond repair, Staff recommends it be replaced with brick on a concrete base with a pattern to match the brick sidewalk on Woodson Street.

The site plan indicates a new driveway off of Bill Lucas Drive. Per regulations, a driveway and curb cut in the front or half depth front yard can be no wider than 10'. As such, Staff recommends the driveway and the curb cut are no wider than 10'. Per regulations, parking is not allowed in the front or half depth front yard. Staff recommends the driveway is located no less than 20' past the side façade of the proposed house.

In looking at the elevations, there appears to be a bump out on the left elevation that is not indicated on the site plan. Staff recommends the site plan accurately indicate the proposed conditions. Staff recommends the site plan, floor plan and elevations are internally consistent.

Massing and Building Height

The proposed two story house is defined by an 8 in 12 hipped roof and a two story full width porch with a hipped roof. Per regulations, the maximum height allowed is 35'. The Grant Park Historic district regulations do not specify how the height should be measured. As such, Staff finds the standard City measurement should be used. Staff finds the proposed house is no taller than the maximum 35' allowed. While the majority of the historic houses on the block are single-story, Staff finds the overall height and massing meets the requirements.

In looking at the front elevations, Staff has concerns regarding the combination of the main roof form, the front facing dormer and the hipped roof over the second floor porch. While not restricted by the regulations, historic two-story houses with two-story full width porches are not typical in the district. The examples that Staff found had one roof that covered both the principal structure. Staff suggests one main roof cover the principal structure and the porch.

Building Facades

The Commission reviews the facades that face a public street. This is a corner lot, therefore Staff will comment on all facades that face a public street.

Windows and Doors

A single front door is parallel and facing Woodson Street as required. The material of the door is not clear. Staff recommends the Applicant clarify the material of the front door. The Applicant is proposing 1 over 1 windows. The material details are not clear. Staff recommends the plans indicate the material details for the windows. The Grant Park regulations allow for windows to either be compatible with the windows on contributing houses or the windows shall be no less than 15% and no more than 40% of the wall surface. Staff finds the proposed windows meet the percentage requirement. Staff has concerns regarding the fenestration in the front facing dormer. While the fenestration meets the requirements, Staff finds that having to single windows is not typical. Staff suggests the dormer have one single window or one window unit to be consistent with other similar dormers in the district.

On the Bill Lucas elevation, Staff has concerns regarding the general lack of fenestration and the design of the upper level windows. Staff suggests the upper level windows are all 1 over 1. Staff suggests the smaller upper level windows are more vertical in proportion and are 1 over 1. Staff suggests more windows are added to eliminate the appearance of a blank wall. Staff has concerns the Bill Lucas elevation does not meet the percentage requirement. Staff finds the overall number, design and arrangement of windows is not appropriate. Staff recommends the Applicant provide documentation the Bill Lucas elevation meets the fenestration requirement.

Building Materials

The Applicant is proposing both vertical and horizontal cementitious siding. Staff finds that vertical siding is not appropriate. Staff recommends all siding is horizontal. Staff further recommends the siding is indicated as smooth with a 4" to 6" reveal. While Staff finds that most of the materials indicated are appropriate. Staff finds that not all the material details are indicated on the plans. Staff recommends all material details are indicated on the plans.

Porch

Per regulations, the minimum depth for new porches is 7'. The proposed front porch has a depth of 8' and therefore meets the requirements. The porch features columns and railings that are compatible with other similar porches in the district. Staff finds the overall decorative details of the proposed front porch are consistent and compatible with the house style. Given the height of the foundation, a railing is not required to meet code. Staff finds the 30" height of the proposed railing is appropriate. Staff has no concerns regarding the proposed porch.

Staff Recommendation: Based upon the following:

- 1) The plans meet the regulations with the exception of the comments noted above per Section 16-20K.007;

Staff recommends approval of the application for a Type III Certificate of Appropriateness (CA3-14-106) for a new single family house at **746 Woodson Street** – Property is zoned R-5/ Grant Park Historic District (Subarea 1)/ Beltline, with the following conditions:

1. The Applicant shall provide documentation the front yards setback requirement has been met, per Section 16-20K.007(1);

2. An appropriate walkway material shall be indicated on the plans, per Section 16-20K .007(2)(B)(2);
3. If the brick sidewalk is damaged beyond repair, it shall be replaced in-kind, per Section 16-20K.007(2)(E)
4. If the concrete sidewalk is damaged beyond repair, it shall be replaced with brick on a concrete base with a pattern to match the brick sidewalk on Woodson Street, per Section 16-20K.007(2)(E);
5. The driveway and the curb cut shall no wider than 10', per Section 16-20K.007(1)(d)(3);
6. The driveway shall be located no less than 20' past the side façade of the proposed house, per Section 16-20K.007(1)(d)(1);
7. The site plan shall accurately indicate the proposed conditions;
8. The site plan, floor plan and elevations shall be internally consistent;
9. The Applicant shall clarify the material of the front door;
10. The Applicant shall provide documentation the Bill Lucas elevation meets the fenestration requirement, per Section 16-20K.007(2)(B)(11);
11. All siding shall be horizontal, per Section 16-20K.007(2)(B)(15)(c);
12. The siding shall be indicated as smooth with a 4" to 6" reveal, per Section 16-20K .007(2)(B)(1);
13. All material details shall be indicated on the plans; and
14. Staff shall review and if appropriate, approve the final plans.



CITY OF ATLANTA

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MAYOR

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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT May 14, 2014

Agenda Item: Application for Type III Certificate of Appropriateness (CA3-13-113) for a new single family house at **410 Holderness Street**-Property is zoned R-4A/West End Historic District.

Applicant: Rosemary Kernahan
519 Memorial Drive

Facts: According to the West End Historic district inventory this is a vacant lot.

Analysis: The following code sections apply to this application:

Per Section 16-20G.005 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to the West End Historic District.

Sec. 16-20G.005. - General regulations.

(2) *The Compatibility Rule:* The compatibility rule is a method of ensuring that alterations to existing structures and the design of proposed new construction are sensitive to and sympathetic toward existing elements of design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The elements in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face, or where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face." Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."

Sec. 16-20G.006. - Specific regulations.

In addition to the general regulations set forth in section 16-20G.005, and any other applicable regulations, the following regulations shall apply to all rehabilitations, new construction, alterations, and other changes:

(1) *Generally:* The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof

features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.

(2) Building Façades:

- (a) All new construction shall conform to the existing building orientation by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
- (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
- (c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
- (d) Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.
- (e) Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
- (f) Height of the first floor of the front façade above grade shall be subject to the compatibility rule. Notwithstanding the compatibility rule, the first floor of the principal structure shall be on foundations and shall be elevated above grade at the front façade a minimum of two entrance risers each of which shall be not less than seven inches in height. Slab-on-grade construction is not permitted.
- (g) No structure shall exceed that height established by the compatibility rule.

(3) Windows and Doors:

- (a) Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
- (b) Original window and door openings shall not be blocked or enclosed, in whole or in part.
- (c) Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size, with no more than a one-inch width or height difference from the original size. The use of simulated divided lite windows is permitted.
- (d) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
- (e) The replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms is permitted.
- (f) Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
- (g) New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
- (h) The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule.
- (i) The scale, size, proportion, and location of all openings in new construction shall be established by the compatibility rule.
- (j) New windows or doors added to existing structures shall be located façades that don't face a public street.
- (k) New or replacement doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face.

(4) Storm Doors, Storm Windows, Shutters and Awnings:

- (a) Shutters shall not be added to the building if they were not a part of the original building.
- (b) Shutters shall be operable or appear operable, and shall fit the size of the window.
- (c) Replacement shutters shall match the original shutters in design, materials and configuration.

(d) Storm doors, screen doors or storm windows shall be of compatible design and shall not cover, obscure or dominate significant architectural details.

(e) Fabric and metal awnings are permitted. All other types of canopies and awnings are prohibited.

(5) *Foundations:*

(a) Foundation materials, including infill materials, shall replicate the original materials in size, shape, color, texture and mortar, and shall be installed using construction techniques similar to the original.

(b) New foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided they are appropriate to the building on which they are located and in scale, materials and style with adjacent and surrounding buildings.

(c) Slab on grade is not permitted.

(d) Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.

(6) *Chimneys:*

(a) Chimneys shall match original materials, mortar, color and pattern whenever possible.

(b) New chimneys shall be faced with brick or stucco.

(c) Siding on chimneys is prohibited.

(d) When any portion of a chimney is visible from a public street as a façade element, the chimney shall originate at grade.

(7) *Roofs:*

(a) Replacement roofing materials shall be of the same size, texture and material as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.

(b) Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.

(c) The use of synthetic roofing materials is permitted if not visibly distinguishable from the original as viewed from the public street.

(d) The shape and pitch of roofs for new construction shall be subject to the compatibility rule.

(9) *Porches:*

(a) Architecturally significant porches, including their component features, steps and stoops shall be retained.

(b) Replacement porches, steps and stoops shall match the original in size, style and materials. All front porch steps shall have closed risers and ends.

(c) Porches may be enclosed with screen wire or glass provided that the main characteristics of a front porch are maintained.

(d) New or replacement porches shall contain balustrades, columns and other features consistent with the architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.

(17) *Public Sidewalks and Planting Strips:*

(a) Existing public sidewalks, planting strips, and associated topography shall be retained.

(b) The public sidewalk shall be the same width as the sidewalk on abutting properties.

(c) The compatibility rule shall apply to public sidewalk paving materials.

(d) Where a public sidewalk to be replaced is adjacent to poured concrete, original concrete hexagonal pavers or poured concrete with stamped hexagonal motif, the new sidewalk shall be poured concrete bordered with brick laid flat.

Site

The lot in question fronts 39' on Holderness Street and has a depth of 153' on Greenwich Street. Per regulations, the front yard setback is based on the compatibility rule. Staff would note that one of the points of comparison (398 Holderness) is non-contributing and therefore cannot be used. Staff finds the front yard setbacks of the contributing houses on the block face range from 25' to 34.7'. The proposed front yard setback is 28-30'' and therefore meets the requirement. The lot in question is on a corner lot, therefore the half depth front yard is based on the contributing houses on Greenwich Street. The Applicant did not provide documentation regarding the Greenwich Street setbacks. Staff recommends the Applicant provide documentation the proposed half depth front yard meets the requirements.

Per underlying zoning, the side yard shall be no less than 7' and the rear yard shall be no less than 15'. Staff finds the north side yard setback does not meet the setback requirement. In speaking with the Office of Buildings, there is a State law regarding ADA accessibility for Habitat for Humanity projects. As such, the proposed landing for the ADA ramp is not required to meet the setback requirements. Staff finds the rear yard setback meets the requirement. Per underlying zoning, the maximum floor area ratio (FAR) allowed is .50. The FAR is not indicated on the plans. Staff recommends the Applicant provide documentation the FAR requirement has been met. The maximum lot coverage allowed is 55%. The lot coverage calculations are not indicated on the plans, Staff recommends the Applicant submit documentation the lot coverage requirements have been met.

Per regulations, there is no parking allowed in the front yard. The proposed driveway is located 20' past the side wall of the house and is therefore not considered parking in the front yard. The site plan indicates an existing concrete sidewalk. If the sidewalk is damaged beyond repair, the sidewalk shall be replaced in accordance with the regulations.

Massing Roof Form and Building Height

The proposed house is defined by a hipped roof, with a front facing gable and a full width porch. Staff finds the overall design and massing of the proposed house is similar to the contributing house at 406 Holderness Street.

Per regulations, the roof form and pitch are based on the compatibility rule. There are three houses on the block face. Two houses are side gabled roofs with a front facing gable and one is a hipped roof with a front facing gable. Staff finds the predominate roof form is a side gabled roof with a front facing gable. As such, Staff recommends the proposal be designed to have a side gabled roof with a front facing gable. All of the roof pitches on the block face are 6 in 12. As the proposed roof pitch is 6 in 12, Staff finds the roof pitch requirement has been met.

Per regulations, the house height is based on the compatibility rule. According to the Applicant, the heights of the contributing houses on the block face range from 20.3' to 25.5'. The proposed height is 16' and therefore does not meet the height requirement. Staff recommends the proposed house meet the height requirement. Per regulations, the height of the first floor is based on the compatibility rule. The first floor heights on the block face range from 14'' to 36''. The proposed first floor height is 18'' and therefore meets the requirements.

Building Facades

The Commission reviews the façades visible from a public street. As this is a corner lot, Staff will on all façades.

Windows and Doors

A single front door is parallel and facing the street frontage, as required by the regulations. There is also a door on the side elevation. Per regulations, new doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule. Staff finds the design of the front and side doors do not meet the requirements. Staff recommends the front and side doors are wood, contain a rectangular light opening and meet the compatibility rule requirements.

The windows found on the block's contributing buildings have sashes vertical in proportion, are 25 over 1, 4 over 1 and 1 over 1, double hung and take up equal portions of wall space. As there is no predominate window design, Staff finds that 1 over 1 windows meet the requirements. The proposed windows have appropriate headers, sills, space between units and trim. The narrative indicates the proposed windows will be vinyl. Per regulations, the material of the window is based on the compatibility rule. Staff recommends the Applicant provide documentation the material of the windows meets the compatibility rule requirement.

Building Materials

In comparing the narrative to the plans, there is a discrepancy in the material details. Staff recommends the elevations indicate all material details. In general, Staff finds most of the materials indicated on the narrative and the elevations are appropriate. Staff recommends the elevations indicate smooth cementitious siding with a 4" -6" reveal.

Porch and Ramp

The proposed full width porch has a depth of 6'. Staff would note that the regulations do not require a minimum depth for porches. Staff finds the overall configuration, design and porch elements, including the railing, columns, frieze, architrave and stairs are appropriate.

There is an ADA accessible ramp on the side of the house that leads to the rear. Staff finds the overall design of the railing and location towards the rear of the house makes it consistent with other similar ramps. Staff does not have a concern regarding the proposed ramp.

Staff Recommendation: Based upon the following:

- a) The plans meet the regulations, with the exceptions noted in the above analysis, per Section 16-20G.006.

Staff recommends approval of the Application for Type III Certificate of Appropriateness (CA3-13-113) for a new single family house at **410 Holderness Street**-Property is zoned R-4A/West End Historic District, with the following conditions:

1. The Applicant shall provide documentation the proposed half depth front yard meets the requirements, per Section 16-20G.006(2)(b);
2. The Applicant shall provide documentation the FAR requirement has been met, per Section 16-06A.008(5);
3. The Applicant submit documentation the lot coverage requirement has been met, per Section 16-06A.008(6);
4. If the sidewalk is damaged beyond repair, the sidewalk shall be replaced in accordance with the regulations, per Section 16-20G.006(17)(d);
5. The proposal shall be redesigned to have a side gabled roof with a front facing gable, per Section 16-20G.006(1) and (7)(d);
6. The proposed house shall meet the height requirement, per Section 16-20G.006(2)(g);

7. The front and side doors shall be wood, contain a rectangular light opening and meet the compatibility rule requirements, per Section 16-20G.006(3)(k);
8. The Applicant shall provide documentation the material of the windows meets the compatibility rule requirement, per Section 16-20G.006(2)(c);
9. The elevations shall indicate all material details, per Section 16-20G.006(2)(c);
10. The elevations shall indicate smooth cementitious siding with a 4" -6" reveal, per Section 16-20G.006(2)(c); and
11. Staff shall review and if appropriate, approve the final plans.



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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT May 14, 2014

Agenda Item: Application for Type III Certificate of Appropriateness (CA3-13-114) for a new single family house at **1172 Oak Street**-Property is zoned R-4A/West End Historic District.

Applicant: Rosemary Kernahan
519 Memorial Drive

Facts: According to the West End Historic district inventory this is a vacant lot.

Analysis: The following code sections apply to this application:
Per Section 16-20G.005 of the Atlanta Land Development Code, as amended:
The following general regulations shall apply to the West End Historic District.

Sec. 16-20G.005. - General regulations.

(2) *The Compatibility Rule:* The compatibility rule is a method of ensuring that alterations to existing structures and the design of proposed new construction are sensitive to and sympathetic toward existing elements of design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The elements in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face, or where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face." Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."

Sec. 16-20G.006. - Specific regulations.

In addition to the general regulations set forth in section 16-20G.005, and any other applicable regulations, the following regulations shall apply to all rehabilitations, new construction, alterations, and other changes:

(1) *Generally:* The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.

(2) *Building Façades:*

- (a) All new construction shall conform to the existing building orientation by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
- (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
- (c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
- (d) Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.
- (e) Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
- (f) Height of the first floor of the front façade above grade shall be subject to the compatibility rule. Notwithstanding the compatibility rule, the first floor of the principal structure shall be on foundations and shall be elevated above grade at the front façade a minimum of two entrance risers each of which shall be not less than seven inches in height. Slab-on-grade construction is not permitted.
- (g) No structure shall exceed that height established by the compatibility rule.

(3) *Windows and Doors:*

- (a) Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
- (b) Original window and door openings shall not be blocked or enclosed, in whole or in part.
- (c) Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size, with no more than a one-inch width or height difference from the original size. The use of simulated divided lite windows is permitted.
- (d) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
- (e) The replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms is permitted.
- (f) Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
- (g) New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
- (h) The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule.
- (i) The scale, size, proportion, and location of all openings in new construction shall be established by the compatibility rule.

(j) New windows or doors added to existing structures shall be located façades that don't face a public street.

(k) New or replacement doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face.

(4) *Storm Doors, Storm Windows, Shutters and Awnings:*

- (a) Shutters shall not be added to the building if they were not a part of the original building.
- (b) Shutters shall be operable or appear operable, and shall fit the size of the window.
- (c) Replacement shutters shall match the original shutters in design, materials and configuration.
- (d) Storm doors, screen doors or storm windows shall be of compatible design and shall not cover, obscure or dominate significant architectural details.

(e) Fabric and metal awnings are permitted. All other types of canopies and awnings are prohibited.

(5) *Foundations:*

(a) Foundation materials, including infill materials, shall replicate the original materials in size, shape, color, texture and mortar, and shall be installed using construction techniques similar to the original.

(b) New foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided they are appropriate to the building on which they are located and in scale, materials and style with adjacent and surrounding buildings.

(c) Slab on grade is not permitted.

(d) Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.

(6) *Chimneys:*

(a) Chimneys shall match original materials, mortar, color and pattern whenever possible.

(b) New chimneys shall be faced with brick or stucco.

(c) Siding on chimneys is prohibited.

(d) When any portion of a chimney is visible from a public street as a façade element, the chimney shall originate at grade.

(7) *Roofs:*

(a) Replacement roofing materials shall be of the same size, texture and material as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.

(b) Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.

(c) The use of synthetic roofing materials is permitted if not visibly distinguishable from the original as viewed from the public street.

(d) The shape and pitch of roofs for new construction shall be subject to the compatibility rule.

(9) *Porches:*

(a) Architecturally significant porches, including their component features, steps and stoops shall be retained.

(b) Replacement porches, steps and stoops shall match the original in size, style and materials. All front porch steps shall have closed risers and ends.

(c) Porches may be enclosed with screen wire or glass provided that the main characteristics of a front porch are maintained.

(d) New or replacement porches shall contain balustrades, columns and other features consistent with the architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.

(17) *Public Sidewalks and Planting Strips:*

(a) Existing public sidewalks, planting strips, and associated topography shall be retained.

(b) The public sidewalk shall be the same width as the sidewalk on abutting properties.

(c) The compatibility rule shall apply to public sidewalk paving materials.

(d) Where a public sidewalk to be replaced is adjacent to poured concrete, original concrete hexagonal pavers or poured concrete with stamped hexagonal motif, the new sidewalk shall be poured concrete bordered with brick laid flat.

Site

The lot in question fronts 51.95' on Oak Street and has a depth of 150.07' on its longest side. In looking at the lot boundary map, Staff finds there is a very slight discrepancy in the frontage measurement. Staff suggests the Applicant contact the Office of Planning subdivision staff to resolve the discrepancy in the frontage measurement.

Per regulations, the front yard setback is based on the compatibility rule. Staff would note that one of the points of comparison (1160 Oak Street) is non-contributing and therefore cannot be used. Staff finds the front yard setbacks of the contributing houses on the block face range from 17' to 32'. The proposed front yard setback is 29.6' and therefore meets the requirement.

Per underlying zoning, the side yard shall be no less than 7' and the rear yard shall be no less than 15'. Staff finds the proposed side and rear yard setbacks meet the setback requirement. Per underlying zoning, the maximum floor area ratio (FAR) allowed is .50. The FAR is not indicated on the plans. Staff recommends the Applicant provide documentation the FAR requirement has been met. The maximum lot coverage allowed is 55%. The lot coverage calculations are not indicated on the plans, Staff recommends the Applicant submit documentation the lot coverage requirements have been met.

Per regulations, there is no parking allowed in the front yard. The proposed driveway is located 20' past the porch but not 20' past the front wall of the house and is therefore considered parking in the front yard. Staff recommends the proposed driveway is located no less than 20' past the front wall of the house. The site plan indicates an existing concrete sidewalk. If the sidewalk is damaged beyond repair, the sidewalk shall be replaced in accordance with the regulations.

Massing Roof Form and Building Height

The proposed house is defined by a hipped roof, two-thirds width porch and front gable projecting bay. Staff finds the overall design and massing of the proposed house is similar to the contributing houses at 1156 and 1178 Oak Street.

Per regulations, the roof form and pitch are based on the compatibility rule. According to the Applicant, the roof forms on the block face are hipped and have either a 6 in 12 or 7 in 12 roof pitch. Staff finds the proposed roof form meets the requirements, however Staff finds the rear of the roof is not hipped. Staff recommends the rear portion of the roof is hipped to be consistent with other similar houses. Staff finds the predominate roof pitch is 7 in 12. As such, Staff recommends the proposed roof pitch be 7 in 12.

Per regulations, the house height is based on the compatibility rule. According to the Applicant, the heights of the contributing houses on the block face range from 18' to 19.5'. The proposed height is 18.5' and therefore meets the requirements. Per regulations, the height of the first floor is based on the compatibility rule. The first floor heights on the block face range from 21" to 30". The proposed first floor height is 21" and therefore meets the requirements.

Building Facades

The Commission reviews the façades visible from a public street. As this is an interior lot, Staff will only make comments on the front and side facades.

Windows and Doors

A single front door is parallel and facing the street frontage, as required by the regulations. There is also a side door. Per regulations, new doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule. Staff finds the design of the front and side doors do not meet the requirements. Staff recommends the front and side doors are wood, contain a rectangular light opening and meet the compatibility rule requirements.

The windows found on the block's contributing buildings have sashes vertical in proportion, are mostly 1 over 1, double hung and take up equal portions of wall space. The proposed windows have appropriate headers, sills, space between units and trim. The narrative indicates the proposed windows

will be vinyl. Per regulations, the material of the window is based on the compatibility rule. Staff recommends the Applicant provide documentation the material of the windows meets the compatibility rule requirement.

Building Materials

In comparing the narrative to the plans, there is a discrepancy in the material details. Staff recommends the elevations indicate all material details. Staff recommends the Applicant clarify what the proposed building materials are. In general, Staff finds most of the materials indicated on the narrative and the elevations are appropriate. Staff recommends the elevations indicate smooth cementitious siding with a 4" -6" reveal.

Porch and Ramp

The proposed two-thirds width porch has a depth of 6'. Staff would note that the regulations do not require a minimum depth for porches. Staff finds the overall configuration, design and porch elements, including the railing, columns, frieze, architrave and stairs are appropriate.

There is an ADA accessible ramp on the side of the house that leads to the rear. Staff finds the overall design of the railing and location towards the rear of the house makes it consistent with other similar ramps. Staff does not have a concern regarding the proposed ramp.

Staff Recommendation: Based upon the following:

- a) The plans meet the regulations, with the exceptions noted in the above analysis, per Section 16-20G.006.

Staff recommends approval of the Application for Type III Certificate of Appropriateness CA3-13-114) for a new single family house at **1172 Oak Street**-Property is zoned R-4A/West End Historic District, with the following conditions:

1. The Applicant shall provide documentation the FAR requirement has been met, per Section 16-06A.008(5);
2. The Applicant submit documentation the lot coverage requirement has been met, per Section 16-06A.008(6);
3. The proposed driveway shall be located no less than 20' past the front wall of the house, per Section 16-20G.006(13)(a);
4. If the sidewalk is damaged beyond repair, the sidewalk shall be replaced in accordance with the regulations, per Section 16-20G.006(17)(d);
5. The rear portion of the roof shall be hipped, per Section 16-20G.006(1) and (7)(d);
6. The proposed roof pitch shall be 7 in 12, per Section 16-20G.006(1) and (7)(d);
7. The front and side doors shall be wood, contain a rectangular light opening and meet the compatibility rule requirements, per Section 16-20G.006(3)(k);
8. The Applicant shall provide documentation the material of the windows meets the compatibility rule requirement, per Section 16-20G.006(2)(c);
9. The elevations shall indicate all material details, per Section 16-20G.006(2)(c);
10. The Applicant shall clarify what the proposed building materials are;
10. The elevations shall indicate smooth cementitious siding with a 4" -6" reveal, per Section 16-20G.006(2)(c); and
11. Staff shall review and if appropriate, approve the final plans.



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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT **May 14, 2014**

Agenda Item: Application for a Review and Comment (RC-14-116) for alterations and site work at **35 Whiteford Avenue (Whiteford Elementary School)** - Property is zoned R-4A.

Applicant: April Ingraham
165 West Wieuca Road, #305

Facts: Whiteford Elementary School and Health Clinic is located in the Edgewood neighborhood. The school, which has been added at the northern end of the building and property, appears to be from the 1920s. The proposed alterations and site work will occur on the southeast corner of the original building. The alteration will replace a plate glass window with a contemporary, standard storefront system, with the dog leg shaped ramp extending from this new entrance to George W. Brumley Way, which is the southern boundary of the property.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (7) The commission shall review the alteration, demolition, movement or construction of any structure, site or building which involves the use of capital expenditures by the City of Atlanta or capital expenditures by other public agencies or authorities which are required to submit plans for review by the city.

Per Section 16-20.009. Same; further standards.

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be

based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Whenever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

While the new entrance will require altering what appears to be an original window opening, the Staff finds that the conversion of a window opening to a door opening vs. creating a completely new door opening is the most compatible way to make the needed alteration. The ramp itself will be a simple, contemporary design that will be compatible with the existing design of the building.

The Staff would add that it appreciates the specification of full cut-off exterior scones to reduce light spillage.

Staff Recommendation: The Staff recommends that the Commission confirm that all the comments of the Commission and Staff have been delivered at the Commission meeting on the application for a Review and Comment (RC-14-116) for alterations and site work at **35 Whiteford Avenue (Whiteford Elementary School)**- Property is zoned R-4A.



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STAFF REPORT May 14, 2014

Agenda Item: Application for Type III Certificates of Appropriateness (CA2-14-118) for alterations at 747 Delmar Street– Property is zoned R-5/Grant Park Historic District (Subarea 1).

Applicant: Robert O. Ward
747 Delmar Street

Facts: According to the Grant Park Inventory sheet this single family dwelling built in the late 1800's is considered contributing.

Analysis: The following code sections apply to this application:

Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

- (2) Certificates of Appropriateness.
- (B) Type III Certificates of Appropriateness shall be required for:
 - 2. All major alterations and additions to an existing structure, with respect to any façade that faces a public street.

Per Section 16-20K.007:

- (2) *Architectural Standards.*

(A) *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

- (B) *Design Standards and Criteria for New Principal Structures.*

1. Identified design elements of size, scale, massing and materials of new construction shall be substantially consistent with said identified design elements found in contributing structures of like use in the district as listed in subsection 16-20K.007(15)(c.).

15. On those facades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.

c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited

(D) Design Criteria for Alterations and Additions to Contributing Structures. Alterations and additions to contributing structures requiring a Certificate of Appropriateness shall comply with one of the following provided that the mere increase in floor area otherwise authorized in the district shall not constitute a standard for review:

1. Alterations and additions shall be consistent with and reinforce the historic architectural character of the entire existing contributing structure and shall comply with the applicable regulations for new construction set forth in subsection 16-20K.007(2)(B) above; or
2. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work may differentiate from the old. To protect the historic integrity of the property and its environment, any new work will be compatible with the massing, size, scale and architectural features of the property and environment.

In the Grant Park Historic District, only changes that face a public street are reviewed by the Commission. As this is an interior lot, Staff will make comments on the Grant Street facade.

The plans include notations regarding hardie fiber cement siding, hardie soffit and fascia, window trim, band board, architectural trim and frieze board. There is no information regarding whether these items are proposed for repair or replacement. There is also no documentation regarding the current conditions of these items. Staff recommends the Applicant provide a detailed scope of work. Staff recommends all original or historic materials are repaired and retained where feasible. If replacement is proposed, Staff recommends the Applicant provide documentation that replacement is warranted. If replacement is warranted, Staff recommends all replacements are done in-kind.

Staff Recommendation: Based upon the following:

- 1) The plans meet the regulations with the exception of the comments noted above per Section 16-20K.007;

Staff recommends approval of the application for a Type II Certificate of (CA2-14-118) for alterations at **747 Delmar Street**– Property is zoned R-5/Grant Park Historic District (Subarea 1), with the following conditions:

1. The Applicant shall provide a detailed scope of work;
2. All original or historic materials shall repaired and retained where feasible, per Section 16-20K.007(2)(D);
3. If replacement is proposed, the Applicant shall provide documentation that replacement is warranted, per Section 16-20K.007(2)(D);
4. If replacement is warranted, all replacements shall be done in-kind, per Section 16-20K.007(2)(D); and
5. Staff shall review and if appropriate, approve the final plans and documentation.



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STAFF REPORT May 14, 2014

Agenda Item: Application for a Review and Comment (RC-14-120) for alterations and an addition at a 68 **Wakefield Drive** – Property is zoned R-4/ Brookwood Hills Conservation District.

Applicant: David Ogram
1708 Peachtree Street

Facts: According to the Brookwood Hills Inventory, the single-family dwelling was built in 1945 and is considered contributing to the District. The Applicant proposes to reconfigure the rear façade of the existing house to accommodate interior renovation and fully enclose an existing screened porch on the rear, left hand corner of the house. Only the left façade enclosure of the screen porch (facing the driveway) might be visible from the street.

Analysis: The following code sections apply to this application:

Per Section 16-20.007(b) of the Atlanta Land Development Code, as amended:

Conservation Districts Exempted: Certificates of appropriateness are not required for Conservation Districts. However, no person shall construct, alter, demolish or move, in whole or in part, any building, structure or site located within a Conservation District until the Commission shall have reviewed the proposed action(s) and made written recommendations regarding any such action to the owner(s) of the property.

Sec. 16-20.009. Same; further standards.

In deciding individual applications for certificates of appropriateness, the commission shall be guided by the purposes set forth in section 16-20.001, by findings contained in ordinances designating buildings and sites for protection, by purposes and objectives which are contained within individual Landmark and Historic District regulations, and by findings contained in reports prepared in support of Landmark and Historic District regulations as are required in article D of chapter 4 of part 6. Furthermore, in considering whether to grant approval, conditional approval or denial of an application for a type II or type III certificate of appropriateness, the commission shall apply the following standards:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

The Brookwood Hills Conservation District does not have specific architectural regulations similar to the City's Historic or Landmark Districts; therefore the Commission should refer to the "Further Standards" included in Chapter 20 of the Zoning Ordinance, which apply to all locally designated districts and properties.

It is not clear if the proposed alterations and enclosure of the rear porch will be affecting an original part of the house or if they will affect a previous addition.

Regardless, the proposed alterations are compatible with the existing architecture of this portion of the house. The grouped doors / windows off of the slightly expanded kitchen are similar to the grouped, triple window on the second floor in the rear facing gable. The proposed hipped roof is also compatible with the existing roof forms of the house. While the removal of the one window immediately to the left of the new grouped doors / windows and the reduction in the size of the window to the far left could eliminate historic fabric (if this an historic portion of the house), the Staff finds that given its location on the rear façade and minimal effect on the overall façade, this is an acceptable approach.

The Staff is somewhat concerned about the enclosure of the screened porch. While it would appear that this is not an original or historic component of the house, the Staff is concerned that the large, curved upper window opening is too contemporary for the architectural style of the house. Instead, the Staff would recommend a more rectilinear shape based on the grouped doors and windows found elsewhere on the rear façade. The windows proposed to enclose the left side elevation of the screened porch (facing the driveway) are more compatible with the architectural style of the house.

Staff Recommendation: Staff recommends a letter with comments be sent to the Applicant and the Office of Planning regarding the application for a Review and Comment (RC-14-120) for alterations and an addition at a **68 Wakefield Drive** – Property is zoned R-4/ Brookwood Hills Conservation District.



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STAFF REPORT May 14, 2014

Agenda Item: Application for a Review and Comment (RC-14-121) for site work at **9 Palisades Road**
– Property is zoned R-4/ Brookwood Hills Conservation District.

Applicant: J. Bradley and Martha Whitcomb
9 Palisades Road

Facts: According to the Brookwood Hills Inventory, the single-family dwelling was built in 1920 and is considered contributing to the District. The Applicant proposes to add the following components to their front yard:

1. pea gravel parking pad adjacent to the driveway;
2. retaining wall adjacent to the sidewalk and along the driveway / pea gravel parking pad;
3. stepping stone walkway from the front door / front terrace to the sidewalk, including stone steps in the front retaining wall;
4. pea gravel walkway to the right side of the house; and
5. plantings associated with the site work.

Analysis: The following code sections apply to this application:

Per Section 16-20.007(b) of the Atlanta Land Development Code, as amended:

Conservation Districts Exempted: Certificates of appropriateness are not required for Conservation Districts. However, no person shall construct, alter, demolish or move, in whole or in part, any building, structure or site located within a Conservation District until the Commission shall have reviewed the proposed action(s) and made written recommendations regarding any such action to the owner(s) of the property.

Sec. 16-20.009. Same; further standards.

In deciding individual applications for certificates of appropriateness, the commission shall be guided by the purposes set forth in section 16-20.001, by findings contained in ordinances designating buildings and sites for protection, by purposes and objectives which are contained within individual Landmark and Historic District regulations, and by findings contained in reports prepared in support of Landmark and Historic District regulations as are required in article D of chapter 4 of part 6. Furthermore, in considering whether to grant approval, conditional approval or denial of an application for a type II or type III certificate of appropriateness, the commission shall apply the following standards:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.

- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

The Brookwood Hills Conservation District does not have specific architectural regulations similar to the City's Historic or Landmark Districts; therefore the Commission should refer to the "Further Standards" included in Chapter 20 of the Zoning Ordinance, which apply to all locally designated districts and properties.

The Staff generally finds that concepts of the proposed design and some of the materials are compatible with the existing architectural of the house, property and District, including the use of the stepping stones and front stairs to the sidewalk and the retaining wall. However, the Staff does have several comments and concerns.

First, while the creation of the pea gravel parking pad might not be legally considered parking in the front yard under the R-4 zoning district regulations, the Staff is concerned that introducing any type of parking in the front yard, regardless of its design or material, is not compatible with the historic character of the District. Having single-car width driveways is part of the historic fabric of the District, but double-car width driveways or pull-outs / parking pads that introduce such widths / functionality are a more contemporary, and in the Staff's view, incompatible feature of the District.

Second, the project description notes that the retaining wall will be brick, but the wall section on the site plan notes it with a "stone veneer". Given the age and architectural style of the house, the Staff would recommend that the retaining wall be faced with brick, but with the proposed stone cap.

Third, similarly the Staff would recommend the use of brick on the front steps at the sidewalk. While the Staff understands that the stepping stones will be in fact be stone, given the use of the brick on the horizontal surface of the front terrace, the Staff finds that consistency with the front terrace would be more compatible with the property's existing character.

Staff Recommendation: Staff recommends a letter with comments be sent to the Applicant and the Office of Planning regarding the application for a Review and Comment (RC-14-121) for site work at 9 Palisades Road – Property is zoned R-4/ Brookwood Hills Conservation District.



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STAFF REPORT

May 14, 2014

Agenda Item: Application for a Review and Comment (RC-14-123) for alterations and additions at a
22 Woodcrest Avenue – Property is zoned R-4/ Brookwood Hills Conservation District.

Applicant: Tom Dierdorff
22 Woodcrest Avenue

Facts: According to the Brookwood Hills Inventory, the single-family dwelling was built in 1929 and is considered contributing to the District. The Applicant proposes to:

1. Add a second story addition over an existing left side wing;
2. Add three (3) dormers to the front-facing roof plane;
3. Add a shed dormer and gabled dormer on the left / rear elevation;
4. Add a small second-level addition to the right elevation connected the original house to a previous addition.

Analysis: The following code sections apply to this application:

Per Section 16-20.007(b) of the Atlanta Land Development Code, as amended:

Conservation Districts Exempted: Certificates of appropriateness are not required for Conservation Districts. However, no person shall construct, alter, demolish or move, in whole or in part, any building, structure or site located within a Conservation District until the Commission shall have reviewed the proposed action(s) and made written recommendations regarding any such action to the owner(s) of the property.

Sec. 16-20.009. Same; further standards.

In deciding individual applications for certificates of appropriateness, the commission shall be guided by the purposes set forth in section 16-20.001, by findings contained in ordinances designating buildings and sites for protection, by purposes and objectives which are contained within individual Landmark and Historic District regulations, and by findings contained in reports prepared in support of Landmark and Historic District regulations as are required in article D of chapter 4 of part 6. Furthermore, in considering whether to grant approval, conditional approval or denial of an application for a type II or type III certificate of appropriateness, the commission shall apply the following standards:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

The Brookwood Hills Conservation District does not have specific architectural regulations similar to the City's Historic or Landmark Districts; therefore the Commission should refer to the "Further Standards" included in Chapter 20 of the Zoning Ordinance, which apply to all locally designated districts and properties.

The rear of the house has been previously altered by a large addition. The front of the house and the front portion of the left elevation appear unaltered.

The Staff generally finds that most of the components of the proposed design are compatible with the existing architectural of the house, property and District. While they are a significant visual change, the three dormers on the front roof plane do maintain the symmetry of the house and are generally compatible with the architectural style of the house, which could be considered a side-gabled Colonial Revival. There are many examples of dormers on such houses in architectural style guides, though there are fewer original examples in the District. The additions on the left, right, and rear elevations will likely not be visible from the street and will have minimal effect on the architectural character of the house. Further some of these additions only partially affect the original portion of the house.

However, the component of the project that gives the Staff the some concern is the second story addition over the left side wing. While not an absolute characteristic of side-gabled Colonial Revival houses, a symmetrical front façade is a common characteristic. Even though the existing house only has the wing on the one side (and it appears original to the house), the Staff is concerned that by adding to that wing, the house will become even less symmetrical. The Staff would acknowledge that there are several examples of Colonial Revival Houses in the District with one and two story wings only on one side.

Further, given the design and materials of the second story addition, the Staff is concerned that it could be virtually indistinguishable from the original portions of the house, creating a fall sense of history and development of the house.

The Staff would recommend the second story addition over the left side wing be re-designed to reduce its visual presence form the street and differentiate it from the original portions of the house.

Staff Recommendation: Staff recommends a letter with comments be sent to the Applicant and the Office of Planning regarding the application for a Review and Comment (RC-14-123) for alterations and additions at a **22 Woodcrest Avenue** – Property is zoned R-4/ Brookwood Hills Conservation District.



CITY OF ATLANTA

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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

May 14, 2014

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-14-124) for alterations and an addition and (CA3-14-135) for a variance to allow an addition taller than the existing house and with a higher ridge line at **1030 Austin Ave.** - Property is zoned R-5 / Inman Park Historic District / Beltline.

Applicant: Daniel Hanlon
322 Clifton Rd.

Facts: According to the District inventory sheet, the house was built in 1920 and is considered contributing to the District. The one-story, front gable roof house has a full-width front porch. The front yard of the lot sits above the sidewalk and the house itself sits on a relatively standard crawlspace foundation.

The Applicant proposes to:

1. Add an addition to the top of the house by building a side-to-side gable with the front of the gable springing from the front façade of the house and extending almost to the rear façade of the house;
2. On the front façade: replace the existing attic vent louvers with double hung, simulated divided light, wood windows; and restore two of the front porch column bases by removing the extra, applied brick that is part of the stair cheek walls;
3. On the west façade: add a 1" x 10" wood water table / band trim at the top of the foundation; add a transom window in the front portion; add two, double hung, simulated divided light, wood windows in the rear portion; add a group of four casement windows (two relocated and two new, wood, simulated divided light) at the very rear, inset portion; and
4. On the east façade: add paired, double hung, simulated divided light, wood windows in the rear portion; screen in the rear porch; and add a skylight on the existing gable behind the new side-to-side gable.

No site work is proposed as this time. No existing elevations will be submitted for the side elevations, but some photographs were provided.

Analysis: The following code sections apply to this application:

Per Section 16-20L.005 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Inman Park Historic District.

1. General criteria.
 - a. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in section 16-20.008 of the Zoning Code.
 - b. In the Inman Park Historic District, the commission shall apply the standards referenced below only if the standards set forth elsewhere in this chapter 20L do not specifically address the application including multifamily residential, institutional, commercial, industrial and mixed use structures in Subarea 1:
 - i. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - ii. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
 - iii. Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
 - iv. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - v. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
 - vi. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
 - vii. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - viii. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - ix. New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - x. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - d. Compatibility rule:
 - i. The intent of the mayor and council in establishing the regulations of the Inman Park Historic District is to ensure that alterations to existing structures, and new construction, in Subarea 1 and alterations to existing contributing structures in Subarea 2 and Subarea 3 are compatible with the historic design, scale, and general character of the entire district as it existed in 1945, of the contributing structures in each subarea, and of the contributing structures in the immediately adjacent environment of a particular block face; and further, to ensure that lot platting in Subarea 1 is compatible with the historic platting pattern of Subarea 1 and of a particular block face as it existed in 1945.
 - ii. To further that intent and simultaneously permit flexibility in design, the regulations provide a compatibility rule which is as follows:
 - (a) Where quantifiable (i.e. building height, setback, etc.), the element or building characteristic in question shall be no less than the smallest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings and shall be internally consistent with the historic design of the structure and shall be no greater than the greatest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings or site layouts and shall be internally consistent with the historic design of the structure.
 - (b) Where not quantifiable (roof form, architectural trim, etc.) it shall be compatible with that which predominates in contributing structures on that block face and shall be internally consistent with the historic design of the structure.
 - f. Building height shall be measured on the front elevation from the average point of grade on the front elevation to the highest point of the roof or façade, whichever is higher.

2. Certificates of appropriateness.
 - a. Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - d. Type III certificates of appropriateness shall be reviewed by the commission and shall be required for:
 - ii. Additions that are visible from a public street or park, unless such additions are specifically exempted from a certificate of appropriateness in the subarea regulations.
 - e. Type IV certificates of appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features that destroys the structure's historic interpretability or importance.
3. Variances, Special Exceptions, and Appeals.

Variance applications, applications for Special Exceptions, and appeals from these Regulations shall be heard by the Commission. The Commission shall have the authority to grant or deny variances from the provisions of this Chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, and criteria for decisions regarding such variances shall be the same as those specified in Chapter 26 of this Part 16. The Commission shall have the authority to grant or deny applications for Special Exceptions pursuant to the standards in Chapter 25. The Commission shall have the authority to grant or deny applications for appeal pursuant to the standards in Section 16-30.010 and the appeal provisions for said decision, set forth in Section 16-30.010(e), shall also apply to the Commission's decision.

Sec. 16-20L.006. - Specific regulations for Inman Park Core District, Subarea 1.

In the Inman Park Core District, Subarea 1, the commission shall apply the standards referenced in section 16-20L.005(1)(b) only if the standards set forth below in this chapter 20L do not specifically address the application:

1. Design standards and other criteria for construction of and for additions to one- and two-family residential structures.
 - d. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
 - f. The compatibility rule shall apply to the form and pitch of the primary roof of the principal structure.
 - g. The compatibility rule shall apply to the height, scale, and massing of the principal structure, except as noted below. In no case shall the height of a structure exceed 35 feet. (See section 16-28.022 for excluded portions of structure.)
 - i. The height of additions shall not be subject to the compatibility rule, but shall be no higher than the existing structure.
 - ii. Notwithstanding the compatibility rule, any new roof ridge line shall be no higher than the highest roof ridge line of the existing structure.
 - n. The compatibility rule shall apply to the following aspects of fenestration, if visible from a public street or park upon completion:
 - i. The style of the individual window.
 - (1) Windows in the front façade shall be predominantly vertical in proportion.
 - (2) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - (3) Window and door casings widths and depths are subject to the compatibility rule.
 - ii. The size and shape of individual window openings.
 - iii. The overall pattern of fenestration as it relates to the building façade.
 - p. Wood lap siding, cementitious lap siding, brick, stone, external insulating finishing system ("EIFS"), and true stucco systems are permissible building materials for the façade of the principal structure. Corrugated metal, aluminum siding, and vinyl siding are not permitted.
 - q. The compatibility rule shall apply to building materials and design elements, if visible from a public street or park upon completion, and in addition to all other applicable regulations, as follows:
 - i. The dimensions of the exposed face of lap siding and wood shingles.
 - ii. The type of brick and pattern of brickwork.
 - iii. The type of stone and pattern of stonework.
 - v. The size and type of doors.
 - (1) Exterior doors shall be wood panel or fixed glass panel in wood frame.
 - vi. The materials and pattern of roofing.

- vii. Paving materials for walks and drives.
 - (1) Asphalt is not permitted.
 - x. Skylights are permitted where not visible from a public street or park wherever possible. Protruding bubble skylights are prohibited.
2. Setback requirements:
- b. New additions to existing structures: The following setback requirements and maximum floor area ratio shall apply to all permitted uses of new additions to existing structures: Rear setbacks shall be subject to the compatibility rule. The compatibility rule shall not apply to the front and side setbacks of any addition to an existing structure, however the front and side yard setbacks of the addition shall not be less than the respective setback, at its closest point, of the existing structure.
4. Principal uses and structures:
- a. Properties that have an underlying zoning designation of R-5 shall be used only for the following principal purposes subject to the following provisions:
 - v. Floor area ratio shall not exceed 0.50.

Per Section 16-26.003:

- (1) Findings Required: Except as permitted by the provisions of subsection (2) below, variances may be granted by the board only upon making all of the following findings:
- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - (b) The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;
 - (c) Such conditions are peculiar to the particular piece of property involved; and
 - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

Variance Analysis:

The Applicant submitted a variance analysis previously sent to Commission members.

The Applicant notes in their variance analysis that the existing ridge line would preclude creation of a second floor on the house due to a lack of head height (approximately 7 ft.). The Applicant further notes that the existing ridge height is “significantly lower than almost every other house on the block face.” Lastly, the Applicant notes that with the proposed addition, the front façade of the house would be intact, would have a limited visual effect from the street, and wouldn’t be taller than other houses on the block face. In addition, the Applicant included a photographic study of part of the block face noting various heights and relationships between the houses.

While the Staff agrees that 7 ft. head height is not sufficient for living space, the Applicant has not shown why not being able to use the entire attic of a house for a new second floor is a hardship. Further, the Staff would not concur that the proposed side-to-side gable would be not be substantially lower than almost every other house on the block face. For example, it would appear to be taller than the two houses immediately to the right of the subject house. The Staff would note that the house to the left is a 1990s in-fill construction reviewed under the terms of the SPI-5 zoning district. Lastly, the Staff finds that the proposed side-to-side gable, even viewed in perspective from the street looking up, will be a substantial change in the house’s character and visual presence, even with the limited changes to the front façade.

The Staff finds that the Applicant has not shown that there are conditions extraordinary or exceptional to the lot, an unnecessary hardship would be created to make an addition that meets the height requirements, there are peculiar conditions related to this property or that there would not be substantial detriment to the public good.

Therefore the Staff would recommend deferral of the variance to allow time for the Applicant to attempt to document that the requested variance meets the criteria for the variance being issued.

Design Analysis:

Add an addition to the top of the house by building a side-to-side gable with the front of the gable springing from the front façade of the house and extending almost to the rear façade of the house.

Given the Staff's concerns regarding the variance related to the addition's height in relationship to the existing house, the Staff will only address the setbacks and architectural characteristics of the addition, including the individual architectural features.

The addition will be located on top of and aligned with the existing facades of the house. Given that the existing house is considered contributing to the District (and thus automatically within the range on the block face) the front and rear yard setbacks of the addition met the District regulations. Given the addition will not be any closer to the side property lines on both the left and right sides as the closest point of the left and right sides of the existing house, the addition meets the side yard setback requirements as well.

While the Staff generally concurs with the architectural composition of the side ends of the gable (siding / shake combination, window design and sizes, etc.), it is concerns about the use of the standing seam metal shed roofs. Metal roofing is uncommon in the District, including on Bungalows. Further, the Staff is concerned about the seven (7) on the east facade and the eight (8) brackets on the west facade that will be used underneath the metal shed roof as too numerous. The Staff would recommend that the metal shed roof and associated brackets be redesigned to be compatible with the existing architecture of the house.

On the front façade: replace the existing attic vent louvers with double hung, simulated divided light, wood windows; and restore two of the front porch column bases by removing extra, applied brick that is part of the stair cheek walls.

The Staff has no concerns about the replacement of the attic louvers or the removal of the extra, applied brick to the front porch columns.

On the west façade: add a 1" x 10" wood water table / band trim at the top of the foundation; add a transom window in the front portion; add two, double hung, simulated divided light, wood windows in the rear portion; add a group of four casement windows (two relocated and two new, wood, simulated divided light) at the very rear, inset portion.

The Staff does not have concerns about the addition of the wood water table / band trim or the design of the two windows on the rear portion of the façade. The Staff does have concerns about the two other changes to this façade.

First, the Staff is concerned about the size and location of the transom window. While it understands the use of decorative transom and similar smaller windows as accent windows in certain rooms (dining rooms, bathrooms, closets) and in stair ways / stair halls, this transom is unusually long accentuating its horizontal form and presence. Also, there are existing windows that will be removed, which based on the limited photographs do not appear to be in poor condition and have the house's distinctive transom design. The Staff would recommend the

Applicant provide more information about the existing windows where the transom window will be located on the west façade and that the transom window design on the west façade be redesigned to decrease the length of the window and its horizontal presence.

Second, the Staff is concerned that the new and relocated casement windows will be replacing existing windows which appear, based on the limited photographs, to be in good condition. The Staff would recommend the Applicant provide more information about the existing windows where the grouped casement windows will be located on the west façade.

On the east façade: add paired, double hung, simulated divided light, wood windows in the rear portion; screen in the rear porch; and add a skylight on the existing gable behind the new side-to-side gable.

The Staff has no concerns about the screening-in of the existing porch. The Staff would recommend the Applicant document that lack of visibility from the public street of the proposed skylight. While the Staff has no concerns about the design of the proposed windows, it is not clear that the condition of the existing windows that would come out in this location necessitates their replacement. The Staff would the Applicant provide more information about the existing windows where the new, paired windows will be located on the east façade.

Other Design Concerns

The Staff would recommend that the plans specify that all exterior light divisions shall be permanently affixed to the exterior of the glass.

The Staff would recommend the Applicant clarify the calculations for the floor area ratio.

The Staff would recommend the Applicant clarify the proposal for the partially completed front walk and document that it meets the District regulations.

Variance (CA3-14-135):

Staff Recommendation: Based upon the following:

- (a) The Applicant has not shown that the variance criteria have been met, per Section 16-26.003(1).

Staff recommends deferral of the application for a Type III Certificate of Appropriateness (CA3-14-135) for a variance to allow an addition taller than the existing house and with a higher ridge line at **1030 Austin Ave.** - Property is zoned R-5 / Inman Park Historic District / Beltline to allow time for the Applicant to address the following comments and concerns:

1. The Applicant has not shown that there are conditions extraordinary or exceptional to the lot, an unnecessary hardship would be created to make an addition that meets the height requirements, there are peculiar conditions related to this property or that there would not be substantial detriment to the public good, per Section 16-26.003(1); and
2. All new documentation, analysis, or other supporting materials shall be submitted (along with the required number of copies) at least eight (8) days prior to the Commission meeting to which this application is deferred.

Design Review (CA3-14-124):

Staff Recommendation: Based upon the following:

- (a) The Staff recommendation regarding CA3-14-135; and
- (b) Some components of the proposal meet the District regulations, per Section 16-20L.005 and Section 16-20L.006.

Staff recommends deferral of an application for a Type III Certificate of Appropriateness (CA3-14-124) for alterations and an addition and (CA3-14-135) for a variance to allow an addition taller than the existing house and with a higher ridge line at **1030 Austin Ave.** - Property is zoned R-5 / Inman Park Historic District / Beltline to allow time for the Applicant to address the following comments and concerns:

1. The metal shed roof and associated brackets shall be redesigned to be compatible with the existing architecture of the house, per Section 16-20L.005(1)(b);
2. The Applicant shall provide more information about the existing windows where the transom window will be located on the west façade and that the transom window design on the west façade shall be redesigned to decrease the length of the window and its horizontal presence per Section 16-20L.005(1)(b);
3. The Applicant shall provide more information about the existing windows where the grouped casement windows will be located on the west façade, per Section 16-20L.005(1)(b);
4. The Applicant shall document the lack of visibility from the public street of the proposed skylight, per Section 16-20L.006(1)(q)(x);
5. The Applicant shall provide more information about the existing windows where the new, paired windows will be located on the east façade, per Section 16-20L.005(1)(b);
6. The plans shall specify that all exterior light divisions shall be permanently affixed to the exterior of the glass, per Section 16-20L.006(1)(n)(i);
7. The Applicant shall clarify the calculations for the floor area ratio, per Section 16-20L.006(4)(a)(v);
8. The Applicant shall clarify the proposal for the partially completed front walk and shall document that it meets the District regulations, per Section 16-20L.006(1)(q)(vi); and
9. All new documentation, plans, elevations, or other supporting materials shall be submitted (along with the required number of copies) at least eight (8) days prior to the Commission meeting to which this application is deferred.



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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT May 14, 2014

Agenda Item: Application for Type III Certificates of Appropriateness (CA3-14-125) for alterations and an addition at **178 Hurt Street** – Property is zoned R-5/Inman Park Historic District (Subarea 1) / Beltline.

Applicant: David Holdings
178 Hurt Street

Facts: According to the District inventory sheet, the house was built in 1911 and is considered contributing to the District. The two-story, hipped roof, Queen Anne style house sits on a somewhat wedge-shaped lot on the northwest side of Hurt Street. The house and property have been heavily added to over the years as part of the conversion of the one single family house into apartments, including exterior stairs on the left side partially within the front porch, a three story addition on the left side, a rear deck and stairs, a separate large rear deck of the back corner of the house, a detached carport, and shed. The house itself is slightly askew on the lot such that the side yard setbacks of the original house varied from front to back. The front yard of the lot sits relatively even with the sidewalk and street level, while the back of the lot drops down in the side and rear yards.

In converting the house back to a single-family residence, the Applicant proposes to:

1. Demolish the exterior stairs on the left side of the house, the three story addition on the left side of the house, the rear deck and stairs, the large rear deck, detached carport, and shed;
2. Remove gravel and stones in the front yard;
3. Add a two-story, hipped-roof addition on the left side of the house;
4. Add a two-car carport with deck and porch above to the rear of the house;
5. Add a new 10 ft. wide concrete driveway from the existing curb cut to the new car port;
6. Add a rectangular pool in the rear yard;
7. Replace front porch flooring and front porch columns, and add partial railing, and stairs down to side yard;
8. In front facing gable, replace grouped window and add cedar shingles;
9. On front roof plane, “re-style” the existing dormer;
10. On left side, add railing to contemporary gable doors and add cedar shingles; and

11. On right side, add transom to stair window, replace upper level door with window, replace window in two dormers and add cedar shingles; remove windows and add new windows on rear portion of façade.

Analysis: The following code sections apply to this application:

Per Section 16-20L.005 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Inman Park Historic District.

1. General criteria.
 - a. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in section 16-20.008 of the Zoning Code.
 - b. In the Inman Park Historic District, the commission shall apply the standards referenced below only if the standards set forth elsewhere in this chapter 20L do not specifically address the application including multifamily residential, institutional, commercial, industrial and mixed use structures in Subarea 1:
 - i. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - ii. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
 - iii. Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
 - iv. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - v. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
 - vi. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
 - vii. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - viii. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - ix. New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - x. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - d. Compatibility rule:
 - i. The intent of the mayor and council in establishing the regulations of the Inman Park Historic District is to ensure that alterations to existing structures, and new construction, in Subarea 1 and alterations to existing contributing structures in Subarea 2 and Subarea 3 are compatible with the historic design, scale, and general character of the entire district as it existed in 1945, of the contributing structures in each subarea, and of the contributing structures in the immediately adjacent environment of a particular block face; and further, to ensure that lot platting in Subarea 1 is compatible with the historic platting pattern of Subarea 1 and of a particular block face as it existed in 1945.
 - ii. To further that intent and simultaneously permit flexibility in design, the regulations provide a compatibility rule which is as follows:
 - (a) Where quantifiable (i.e. building height, setback, etc.), the element or building characteristic in question shall be no less than the smallest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings and shall be internally consistent with the historic design of the structure and shall be no greater than the greatest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings or site layouts and shall be internally consistent with the historic design of the structure.

- (b) Where not quantifiable (roof form, architectural trim, etc.) it shall be compatible with that which predominates in contributing structures on that block face and shall be internally consistent with the historic design of the structure.
- f. Building height shall be measured on the front elevation from the average point of grade on the front elevation to the highest point of the roof or façade, whichever is higher.
- 2. Certificates of appropriateness.
 - a. Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - d. Type III certificates of appropriateness shall be reviewed by the commission and shall be required for:
 - ii. Additions that are visible from a public street or park, unless such additions are specifically exempted from a certificate of appropriateness in the subarea regulations.
 - e. Type IV certificates of appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features that destroys the structure's historic interpretability or importance.

Sec. 16-20L.006. - Specific regulations for Inman Park Core District, Subarea 1.

In the Inman Park Core District, Subarea 1, the commission shall apply the standards referenced in section 16-20L.005(1)(b) only if the standards set forth below in this chapter 20L do not specifically address the application:

- 1. Design standards and other criteria for construction of and for additions to one- and two-family residential structures.
 - d. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
 - f. The compatibility rule shall apply to the form and pitch of the primary roof of the principal structure.
 - g. The compatibility rule shall apply to the height, scale, and massing of the principal structure, except as noted below. In no case shall the height of a structure exceed 35 feet. (See section 16-28.022 for excluded portions of structure.)
 - i. The height of additions shall not be subject to the compatibility rule, but shall be no higher than the existing structure.
 - ii. Notwithstanding the compatibility rule, any new roof ridge line shall be no higher than the highest roof ridge line of the existing structure.
 - j. Decks are permitted only when located to the rear of the principal structure. Such decks shall be no wider than the width of the house and shall not project beyond the side façade of the existing house.
 - n. The compatibility rule shall apply to the following aspects of fenestration, if visible from a public street or park upon completion:
 - i. The style of the individual window.
 - (1) Windows in the front façade shall be predominantly vertical in proportion.
 - (2) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - (3) Window and door casings widths and depths are subject to the compatibility rule.
 - ii. The size and shape of individual window openings.
 - iii. The overall pattern of fenestration as it relates to the building façade.
 - p. Wood lap siding, cementitious lap siding, brick, stone, external insulating finishing system ("EIFS"), and true stucco systems are permissible building materials for the façade of the principal structure. Corrugated metal, aluminum siding, and vinyl siding are not permitted.
 - q. The compatibility rule shall apply to building materials and design elements, if visible from a public street or park upon completion, and in addition to all other applicable regulations, as follows:
 - i. The dimensions of the exposed face of lap siding and wood shingles.
 - ii. The type of brick and pattern of brickwork.
 - iii. The type of stone and pattern of stonework.
 - v. The size and type of doors.
 - (1) Exterior doors shall be wood panel or fixed glass panel in wood frame.
 - vi. The materials and pattern of roofing.
- 2. Setback requirements:
 - b. New additions to existing structures: The following setback requirements and maximum floor area ratio shall apply to all permitted uses of new additions to existing structures: Rear setbacks shall be subject to the

- compatibility rule. The compatibility rule shall not apply to the front and side setbacks of any addition to an existing structure, however the front and side yard setbacks of the addition shall not be less than the respective setback, at its closest point, of the existing structure.
3. Off-street parking and driveways. In addition to the provisions of section 16-28.008(7), which shall apply and are incorporated herein, the following parking requirements shall apply to all permitted uses:
 - a. Off-street parking shall not be permitted between the principal structure and any public street.
 - b. Parking shall not be permitted on walkways that are located between the street and the façade of the principal structure.
 - d. Driveways shall not exceed a width of ten feet not including the flare at the street. Two-way driveways, where required for an allowed commercial or multi-family use, shall not exceed 24 feet not including the flare at the street.
 4. Principal uses and structures:
 - a. Properties that have an underlying zoning designation of R-5 shall be used only for the following principal purposes subject to the following provisions:
 - v. Floor area ratio shall not exceed 0.50.
 6. Permitted accessory uses and structures: These regulations permit uses and structures that are customarily incidental and subordinate to permitted principal uses and structures. These include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this part:
 - a. Greenhouses, garden sheds, private garages, and similar structures. When a private garage is part of a principal structure, the garage door may not be located on the front façade of the principal structure, nor the side façade if visible from a public street or park.
 - b. Swimming pools, tennis courts, and similar active recreation facilities subject to the following limitations:
 - i. Such active recreation facilities in any yard, required or other, adjacent to a street shall require a special exception from the urban design commission, which special exception shall be granted only upon finding that:
 - (1) The location will not be objectionable to occupants of neighboring property, or the neighborhood in general, by reason of noise, lights, or concentrations of persons or vehicular traffic, and
 - (2) The area for such activity could not reasonably be located elsewhere on the lot.
 - ii. The urban design commission may condition any special exception for such facilities based on concerns regarding fencing, screening or other buffering, existence and/or location of lighting, hours of use, and such other matters as are reasonably required to ameliorate any potential negative impacts of the proposed facility on adjoining property owners.
 - f. The following regulations shall apply to all permitted accessory uses and structures:
 - i. Except in the case of home occupation, no accessory use shall be of a commercial nature.
 - ii. No accessory structure shall be constructed until construction of the principal structure has actually begun, and no accessory structure shall be used or occupied until the principal structure is completed and in use.
 - iii. Accessory structures shall not cover more than 25 percent of the rear yard.
 - iv. Accessory structures shall be placed behind the principal structure; side and rear setbacks shall not be less than three feet.
 - v. Accessory structures shall not exceed 25 feet in height or the height of the principal structure, whichever is less, and shall not contain a total floor area greater than 30 percent of the floor area of the principal structure.

Demolish the exterior stairs on the left side of the house, the three story addition on the left side of the house, the rear deck and stairs, the large rear deck, detached carport, and shed.

and

Remove gravel and stones in the front yard.

The Staff has no concerns about the removal of these contemporary and in some cases incompatible features. This partial demolition of non-historic portions of a contributing structure will not result in the loss of significant architectural features and will not destroy the structure's historic interpretability or importance.

Add a two-story, hipped-roof addition on the left side of the house.

The height, ridge line, and side yard setbacks of the addition meet the District regulations. The front porch is closer to the left side property line than the addition. Given the carport, deck and rear porch are farther to the rear of the property than the addition, the rear yard setback requirement needs to be satisfied for those components of the project, but not the addition on the side of the house.

Further, the addition will have windows, architectural detailing, roof form and pitch and materials similar to the existing house, which meets the District regulations. The new addition will not destroy historic materials, features, and spatial relationships that characterize the property given its size, location, and relationship to the existing house. Further, the addition is differentiated from the existing house and is compatible with the historic materials, features, size, scale and proportion, and massing of the property and the existing house. Lastly, the addition could be removed in the future and the essential form and integrity of the historic property and its environment would be unimpaired.

Lastly, the Staff finds that while a side addition would be unusual for the District, it is compatible with this house type. Queen Anne style and form houses tend to have irregular forms and massing, and are often made up of different sized “building blocks” that create an asymmetrical appearance. This addition, which will be behind the turreted portion of the front porch, will be located off of the left rear corner of the house and as such will be visually secondary to the main mass of the house. The Staff finds that this specific proposed addition is compatible with this specific house style and form. On a more symmetrical or balanced style or a more simple house form, such an addition would not be compatible and thus would not meet the District regulations.

Add a two-car carport with deck and porch above to the rear of the house.

The Staff finds that the location, side yard setbacks and orientation of the carport and porch meet the District regulations. The front porch is closer to the left side property line than the closest part of the carport, deck and rear porch. The Staff also finds that the front of the carport will not be visible from a public street or park. The location of the deck also meets the District regulations for location, size, and relationship to the existing house.

However, the Applicant has not provided any documentation that the rear yard setback of the addition, which is subject to the compatibility rule, meets the District regulations. The Staff would recommend that the Applicant document that the carport, deck, and rear porch meet the rear yard setback requirements.

Add a new 10 ft. wide concrete driveway from the existing curb cut to the new car port.

The Staff has no concerns about the new concrete driveway, which meets the material and size requirements of the District.

Add a rectangular pool in the rear yard.

The pool is considered an active recreational use and an accessory use / structure. The location of the pool in the rear yard and not adjacent to any public street meets the general location requirements of the District regulations both for accessory uses and structures, and active

recreational uses. In addition, the pool is subject to the setback regulations that specifically apply to accessory uses and structures. The pool itself (but not the pool deck) must be at least 3 ft. from the side and rear property lines. The proposed pool meets the applicable setback requirements.

There are no design requirements for the pool itself in the District regulations.

However, an accessory structure must also not occupy more than 25% of the rear yard. For this analysis, the accessory structure includes the pool and pool deck. While no calculations were included in the submission, the Staff's quick assessment would suggest that the pool and pool deck are substantially more than 25% of the rear yard. The rear yard is defined as all portions of the property between the furthest rear point of the principal structure and the rear property line. In this case, that would be from the rear façade of the proposed carport to the rear property line. The Staff would recommend the pool and/or pool deck be reduced in size such that the pool and pool deck together meet the 25% maximum coverage for accessory structures in the rear yard.

Replace front porch flooring and front porch columns, and add partial railing, and stairs down to side yard.

The Applicant provided no clear documentation about whether the front porch flooring or columns are original or historic to the house, their condition, and need for replacement. As such, the Staff cannot assess nor support their replacement. The Staff would recommend the Applicant provide documentation about whether front porch flooring or columns are original or historic to the house, their condition, and need for replacement. The Staff would further recommend that based on this additional documentation, the Staff determine the extent of any potential loss of historic fabric and the need for the replacement action.

While the Staff has no concerns about the installation of the partial front porch railing (on the high sides of the porch only) and the stairs down to the side yard, the Staff would recommend that the Applicant provide a railing detail documenting compliance with the District regulations.

In front facing gable, replace grouped window and add cedar shingles.

The Applicant provided no clear documentation about whether the grouped window or existing sheathing in the front facing gable are original or historic to the house, their condition, and need for replacement. As such, the Staff cannot assess nor support their replacement. The Staff would recommend the Applicant provide documentation about whether grouped window and existing sheathing in the front facing gable are original or historic to the house, their condition, and need for replacement. The Staff would further recommend that based on this additional documentation, the Staff determine the extent of any potential loss of historic fabric and the need for the replacement action.

On front roof plane, "re-style" the existing dormer.

The "re-styling" of the front roof plane dormer appears to include converting it from a gable roof to a shed roof, and replacing the windows. Based on its location and design in relation to the architectural style and form of the house, the Staff finds that the dormer is likely not original to the house. The Staff has no concerns about the change in roof pitch or window replacement on the dormer on the front roof plane.

On left side, add railing to contemporary gable doors and add cedar shingles.

The Staff has no concerns about the addition of what amounts to a safety railing to an existing set of doors in the left side gable. While it is not clear what function these doors have, having a simple, basic safety railing in front of them meets the District regulations.

The Applicant provided no clear documentation about whether the existing sheathing in the left side gable is original or historic to the house, its condition, and need for replacement. As such, the Staff cannot assess nor support its replacement. The Staff would recommend the Applicant provide documentation about whether the existing sheathing in the left side gable is original or historic to the house, its condition, and need for replacement. The Staff would further recommend that based on this additional documentation, the Staff determine the extent of any potential loss of historic fabric and the need for the replacement action.

On right side, add transom to stair window, replace upper level door with window, replace window in two dormers and add cedar shingles; remove windows and add new windows on rear portion of façade.

The existing sash in the stair window appears to be one large piece of fixed glass, which is not compatible with the architectural style or form of the house. The Staff has no concerns about adding a decorative light transom to the top part of this window opening. The Staff also has no concerns about the replacement of an upper level door (which goes to a small, contemporary balcony) with a window that is similar to smaller, upper level windows on the house. Further, the Staff has no concerns about the installation of a new window in the larger of the two dormers, replacing a closed-in ventilation fan panel.

However, the Applicant provided no clear documentation about whether the existing sheathing in the dormers is original or historic to the house, its condition, and need for replacement. As such, the Staff cannot assess nor support its replacement. The Staff would recommend the Applicant provide documentation about whether the existing sheathing in the right side dormers is original or historic to the house, its condition, and need for replacement. The Staff would further recommend that based on this additional documentation, the Staff determine the extent of any potential loss of historic fabric and the need for the replacement action.

Further, the Staff is concerned about the removal of what appear to be four original windows and window openings (a paired window and single window on the second level and a single window on the first level). These windows and window openings appear to be original to the house and appear to be in good condition. The Staff is concerned that this action (as well as the replacement of the siding that would be required after) would result in a significant loss of historic fabric. While the Staff would acknowledge that this portion of the house might not be visible from the street, the Staff finds that if this portion of the house is visible, the proposed alterations do not meet the District regulations.

The Staff would recommend that the reconfiguration and replacement of the windows on the rear portion of the right side façade be redesigned to reduce the number of windows to be removed and/or relocated or the Applicant shall document that this portion of the house will not be visible from a public street or park.

Staff Recommendation: Based upon the following:

- (a) The proposal meets the District regulations, per Section 16-20L.005 and Section 16-20L.006, except as noted above.

Staff recommends approval of the Application for Type III Certificates of Appropriateness (CA3-14-125) for alterations and an addition at **178 Hurt Street** – Property is zoned R-5/Inman Park Historic District (Subarea 1) / Beltline, with the following conditions:

1. The Applicant shall document that the carport, deck, and rear porch meet the rear yard setback requirements, per Section 16-20L.006(2)(b);
2. The pool and/or pool deck shall be reduced in size such that the pool and pool deck together meet the 25% maximum coverage for accessory structures in the rear yard, per Section 16-20L.006(6)(f);
3. The Applicant shall provide documentation about whether front porch flooring, front porch columns, the grouped window and existing sheathing in the front facing gable, the existing sheathing in the left side gable and the existing sheathing in the right side dormers are original or historic to the house, their condition, and need for replacement, per Section 16-20L.005(1)(b);
4. Based on the documentation provided in Condition #3 above, the Staff shall determine the extent of any potential loss of historic fabric and the need for the replacement action, per Section 16-20L.005(1)(b);
5. The reconfiguration and replacement of the windows on the rear portion of the right side façade shall be redesigned to reduce the number of windows to be removed and/or relocated or the Applicant shall document that this portion of the house will not be visible from a public street or park, per Section 16-20L.005(1)(b) and 16-20L.006(1)(n); and
6. The Staff shall review, and if appropriate approve, the final elevations, plans, and documentation.



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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT **May 14, 2014**

Agenda Item: Application for a Review and Comment (RC-14-126) for site work at **929 Charles Allen Drive (Grady High School)** - Property is zoned R-5 / Beltline.

Applicant: Travis Pruitt and Associates / David Blumenthal
4317 Park Drive, Norcross

Facts: The proposed project is located in the southern portion of the Grady High School property, along 8th Street and in the southeast portion of the Atlanta Public School's Grady Stadium near Monroe Drive. The portion of the property along 8th Street currently consists of a standard public sidewalk, plaza area, dumpster and service court, grass and basic plantings, and both mature and relatively new trees. The portion of the property near Grady Stadium consists of gravel drive and parking areas, grass and basic plantings and both mature and relatively new trees.

The proposal consists of adding a bus lane / drop off-pick up drive, moving and enlarging to 36 ft. an existing curb cut along 8th Street, adding an additional 36 ft. wide curb cut along 8th Street, paving an access drive and selected parking areas to the south of Grady Stadium, and new tree plantings along the sides of all of the newly paved areas.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (7) The commission shall review the alteration, demolition, movement or construction of any structure, site or building which involves the use of capital expenditures by the City of Atlanta or capital expenditures by other public agencies or authorities which are required to submit plans for review by the city.

Per Section 16-20.009. Same; further standards.

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Whenever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

No existing site plan or survey was included in the submission.

In November, 2013 the Office of Planning provided a “Safe Routes to School” study to Grady High School in response to the introduction of the Cycle Track along 10th Street and general congestion associated with school and non-school related pedestrian and vehicle traffic in the area. This study made recommendations related to bus operations, vehicle operations, loading, parking, stripping, signage, and intersection improvements. It is not clear from the submitted materials if the proposed design is in response to or an outgrowth of that study. The submitted materials also do not describe presumed input on the project from the staff, student, parent, or community.

Regarding the portion of the project closer to Grady Stadium, the Staff finds that while it introduces more paving to the campus it could have the effect of reducing the number of vehicles that park in the graveled and grassed area during stadium events. By formally defining the travel lanes and parking spaces, the hap-hazard parking on the grass could be eliminated or at least better controlled.

However, the Staff has several concerns about the portion of the project immediately adjacent to 8th Street, both from a design and operational perspective.

First, it is not clear from the submission what the functionality of the drop-off lane will be. The Staff finds that the following issues / questions would be helpful to understand:

- Will the proposed project be one way flow and, if so which way?
- Will it only be used by buses, how many buses can it accommodate at one time and how many buses will need to use it on a regular basis?
- Will it be physically closed at other times of day?
- Will there be any change in the stripping or signage along 8th Street to indicate the flow and use of the new drop-off area?
- Will other physical improvements be made to 8th Street to improve both school and non-school traffic flow?

If the drop-off lane will only be used for buses, the Staff is concerned that private vehicle drop off and pick-up (which usually occurs along 8th Street), non-peak time operations, and overall pedestrian access / movement in the area might not be significantly improved by the proposed design.

Second, the Staff is concerned about the introduction of a significant amount of paved surface between the school and the street. While the Staff acknowledges that the area currently has only moderate amounts of landscaping in the area and across the street is a fenced parking lot, the proposed design will eliminate a green edge to the campus and potentially erode the neighborhood character of the school. In particular, the Staff is concerned about the visual effect of essentially a second “street” (almost as wide as 8th Street) being added to the school campus parallel to the public street. Given the significant pedestrian traffic along 8th Street from the neighborhood to the services and retail along Monroe Drive, the Staff finds that the design treatment of this corridor should be such that both school and non-school activity is improved.

Third, even if the drop-off lane is open to the public outside of the morning and afternoon drop off / pick-up congested times, it is likely that most of the time the drop-off lane will be lightly used. The Staff finds that given what could be light use during the non-peak times of day / week, the Staff would recommend that the drop off lane be designed as a multi-function space with materials and detailing that would allow it to be used as for events and other activities. In particular, the Staff would recommend that concrete paving be used instead of asphalt paving and that the curbing, pedestrian features, etc. be such that they would be conducive to these alternative uses. This design approach would also lessen the negative visual effect of generic asphalt paving on the neighborhood character and distinguish the space from a more typical service drive. This design approach could also help with potential run-off and storm water issues depending on the load capacity and specific design of the materials.

Fourth, the Staff is concerned about the lack of pedestrian waiting and queuing space. Currently, there is a large, concrete plaza where students and others can wait for buses or other transportation. In the proposed design, that space is significantly reduced and in some locations is not much wider than a standard sidewalk. Further, there is little space for students and others to wait at the public sidewalk if they are expecting a vehicle to arrive shortly.

Lastly, the Staff is concerned about design and size of the two curb cuts. Both curb cuts will be 36 ft. wide which far exceeds the standard 24 ft. wide curb cut typically used for two-way traffic flow. Further, it is not clear the treatment of the public sidewalk along 8th Street as it appears that the driveway apron will create a cross-slope condition across the public sidewalk.

Staff Recommendation: The Staff recommends that the Commission confirm that all the comments of the Commission and Staff have been delivered at the Commission meeting on the application for a Review and Comment (RC-14-126) for site work at **929 Charles Allen Drive (Grady High School)** - Property is zoned R-5 / Beltline.



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CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT **May 14, 2014**

Agenda Item: Application for a Review and Comment (RC-14-127) for site work at **3099 Panther Trail (Therrell High School)** - Property is zoned R-3 and R-4.

Applicant: Travis Pruitt and Associates, Inc. / David Blumenthal
4317 Park Drive

Facts: Therrell High School is a contemporary school located in southwest Atlanta. The campus consists of the main school building, parking to the front and west of the main school building, an athletic field / track to the northeast of the main school building, and baseball / softball fields and tennis courts to the north of the main school building. In between these components the property is heavily wooded.

The proposal before the Commission at this time includes the construction of ADA compliant walkways from the main school building to the northeast to the athletic field / track and to the north to the baseball and softball fields and tennis courts. In addition, handicapped parking spaces will be added behind the school. The new walkways will be concrete and will require some retaining walls in certain sections.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (7) The commission shall review the alteration, demolition, movement or construction of any structure, site or building which involves the use of capital expenditures by the City of Atlanta or capital expenditures by other public agencies or authorities which are required to submit plans for review by the city.

Per Section 16-20.009. Same; further standards.

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Whenever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

The Staff has no concerns about the general design of the ADA compliant walkways and parking spaces. However, it does have some questions / concerns about the details of the project.

First, it is not clear from the submission the finish material of the retaining walls. The Staff would recommend that the finish material be one of the materials found on the main school building or existing site features on the property.

Second, the Staff is concerned that given the topographic changes that necessitate the construction of retaining walls, there could be issues with sheet run-off and mud accumulating on the walkways. The Staff would recommend that careful consideration be given to the length and height of the retaining walls so that erosion and run-off are properly controlled and that slopes are not left along the walkway that could erode onto the walkways.

Third, the proposed walkway layout would create several very acute angles at the junctions of the various walkway segments. These areas (which are usually left as grass) tend to get trampled and often end up as dirt / mud patches that are hard to maintain. This outcome contributes to the Staff's second concern noted above. While the Staff understands that this feature of the layout was likely dictated by the slopes and distances needed to achieve ADA compliance, the Staff would recommend considering a more permanent ground treatment to reduce erosion or a slight change in design to reduce the acuteness of the junction angle.

Staff Recommendation: The Staff recommends that the Commission confirm that all the comments of the Commission and Staff have been delivered at the Commission meeting on the application for a Review and Comment (RC-14-127) for site work at **3099 Panther Trail (Therrell High School)** - Property is zoned R-3 and R-4.



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STAFF REPORT

May 14, 2014

Application for Type III Certificates of Appropriateness (CA3-14-128) for a variance to reduce both the rear yard setback and west side yard setback from 7' (required) to 4' (proposed) for an accessory structure at **782 Delmar Avenue**— Property is zoned R-5/ Grant Park Historic District (Subarea 1).

Applicant: Shona Griffin
4000 Ferry Heights Drive

Facts: According to the Grant Park Inventory sheet this existing dwelling built in 1926 is considered contributing.

Analysis: The following code sections apply to this application:

Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

- (1) *General Criteria.*
 - a. Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - b. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate shall be those specified in section 16-20.008 of the zoning code.
 - c. In Residential Subarea I, the commission shall apply the standards referenced in 16.20.009 only if the standards set forth in this Chapter 20K do not specifically address the application.
- (2) *Certificates of Appropriateness.*
 - a. Type I Certificates of Appropriateness for ordinary repairs and maintenance shall not be required in this district. Painting or repainting of any structure, or portion thereof, does not require a Certificate of Appropriateness.
 - b. Type II Certificates of Appropriateness shall be required for: minor alterations to those facades of any contributing principal structure that face public streets; fences; walls; accessory structures; decks; and paving. If the proposed alteration meets the requirements of section 16-20K.007, then the director of the commission shall issue the Type II Certificate. If the proposed alteration does not meet the requirements of section 16-20K.007, the director of the commission shall deny the application. Appeals from said decision of the director regarding the issuance and/or denial of Type II Certificates may be taken by any aggrieved person by filing said appeal in the manner prescribed in the appeals section of Chapter 16-20.008(a) for Type I Certificates.
 - c. Type III Certificates of Appropriateness shall be required for:
 1. All new principal structures
 2. All major alterations and additions to existing structure, with respect to any façade that faces a public street.
 - d. Type IV Certificates of Appropriateness shall be required for demolition or moving of any

contributing principal structure. A partial demolition of a contributing principal structure shall require a Type IV Certificate of Appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance.

- (3) *Variances.* Variance requests shall be heard by the commission which will have the authority to grant or deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, criteria and appeal provisions for decisions regarding such variances shall be the same as those specified in chapter 26 of this part 16.

Section 16-20K.007. Specific Regulations - Residential Subarea I

(1) *Development Controls.*

- a. *Front Yards:* Front yard setbacks shall either: i) conform to the setback of the previously existing contributing building of like use; or ii) shall be no closer to the street than the closest and no farther from the street than the farthest contributing structure of like use on that side of the block.
- b. *Side Yards:* Side yards shall either: i) conform to the setback of the previously existing contributing building of like use; ii) conform to the setback of the existing building; iii) conform to any existing pattern of unequal side yard setbacks previously established by a majority of the contributing buildings of like use on that side of the block; or iv) be of a width of not less than seven (7) feet.
- c. *Rear Yard:* Rear yard setback shall be seven (7) feet.

(2) *Architectural Standards.*

- A. *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural elements, enhances the architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

B. *Design Standards and Criteria for New Principal Structures.*

12. Accessory structures, such as carriage houses, smoke houses, tenant and alley houses, private garages, carports, and mechanical equipment shall be located to the side and/or rear of the principal structure within the buildable area of the lot and shall not project beyond the front of the principal structure. If mechanical equipment is visible from a public street, screening with appropriate plant or fence materials is required.

Sec. 16-28.004. - Accessory uses and structures.

The following regulations and requirements apply to accessory uses and structures:

- (1) Except as otherwise specifically provided in this part, use of accessory buildings as dwellings or lodgings is prohibited.
- (2) Accessory buildings shall be constructed concurrent with or after construction of principal buildings.
- (3) Accessory buildings in R-1 through R-5 districts shall not exceed 20 feet in height, shall not cover more than 25 percent of the area of the rear yard, shall not contain a total floor area greater than 30 percent of the main structure.

Staff would note that the design of accessory structures is not within the purview of the Commission. As such, Staff will not make comment regarding the design of the proposed accessory structure.

The lot in question fronts 50' on Delmar Avenue and has a depth of 150' on its longest side. The Applicant is proposing to reduce the rear yard and west side yard setback from 7' (required) 4' (proposed) in order to accommodate the construction of a new accessory structure. According to the Applicant, the variance is needed to allow green space and a functional back yard. In looking at the information submitted by the Applicant, Staff finds there are no extraordinary or exceptional conditions pertaining to the lot. Staff finds there are no peculiar conditions on the lot. While Staff finds that the location of the accessory structure will likely not cause a detriment to the public good, Staff does not find that the Applicant has proven that meeting the setback requirements creates a hardship. In looking at the rear yard, Staff finds there is room to allow for the accessory structure and allow for appropriate green space. As Staff does not find that approval of the variance will create a detriment to the public good, Staff recommends the Applicant provide additional documentation to support the variance request.

Staff Recommendation: Based upon the following:

- 1) The proposal minimally meets the District regulations, per Section 16-20K.006(3);

Staff recommends approval of an application for Type III Certificates of Appropriateness (CA3-14-128) for a variance to reduce both the rear yard setback and west side yard setback from 7' (required) to 4' (proposed) for an accessory structure at **782 Delmar Avenue**— Property is zoned R-5/ Grant Park Historic District (Subarea 1)., with the following condition:

1. The Applicant shall provide additional documentation to support the variance request, per Section 16-20K.006(3);



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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT May 14, 2014

Agenda Item: Application for Type III Certificates of Appropriateness (CA3-14-129) for a lot subdivision from one lot to six lots at **734 Mercer Street**-Property is zoned R-5/ Grant Park Historic District (Subarea 1)/Beltline.

Applicant: Innocent Nwachukwu
2550 Sandy Plains, Marietta

Facts: According to the Grant Park Inventory sheet this is a vacant lot.

Analysis: The following code sections apply to this application:
Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

- (1) *General Criteria.*
 - a. Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - b. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate shall be those specified in section 16-20.008 of the zoning code.
 - c. In Residential Subarea I, the commission shall apply the standards referenced in 16.20.009 only if the standards set forth in this Chapter 20K do not specifically address the application.
- (2) *Certificates of Appropriateness.*
 - a. Type I Certificates of Appropriateness for ordinary repairs and maintenance shall not be required in this district. Painting or repainting of any structure, or portion thereof, does not require a Certificate of Appropriateness.
 - b. Type II Certificates of Appropriateness shall be required for: minor alterations to those facades of any contributing principal structure that face public streets; fences; walls; accessory structures; decks; and paving. If the proposed alteration meets the requirements of section 16-20K.007, then the director of the commission shall issue the Type II Certificate. If the proposed alteration does not meet the requirements of section 16-20K.007, the director of the commission shall deny the application. Appeals from said decision of the director regarding the issuance and/or denial of Type II Certificates may be taken by any aggrieved person by filing said appeal in the manner prescribed in the appeals section of Chapter 16-20.008(a) for Type I Certificates.
 - c. Type III Certificates of Appropriateness shall be required for:
 1. All new principal structures
 2. All major alterations and additions to existing structure, with respect to any façade that faces a public street.
 - d. Type IV Certificates of Appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure shall

require a Type IV Certificate of Appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance.

- (3) *Subdivisions.* In addition to the requirements of the subdivision and zoning ordinances, including but not limited to sections 15-08.002(a)(2) and 15-08.005(d)(6), all subdivisions of lots shall conform to the historic platting pattern in the district with regard to lot size, dimensions, and configurations.
- (4) *Tree Preservation and Replacement.* The provisions of City of Atlanta Tree Ordinance, Atlanta City Code section 158-26, shall apply to this district.

General Project Comments

The Applicant originally submitted an application for a subdivision, a front yard setback variance and the construction of six duplexes. Given the number of lots, Staff cannot review the design of the duplexes until the subdivision application has been approved by the Urban Design Commission and by the Office of Planning subdivision process. Staff would note the Applicant will need to submit a separate Certificate of Appropriateness application for each lot for the new construction review. While this current application will only consider the proposed subdivision, Staff wanted to note the following general concerns regarding the project as a whole:

- As proposed, the houses do not meet the requirements for a duplex. As confirmed by the Office of Buildings, both units must face the street. The project will need to be redesigned to either meet the duplex requirements or redesigned as single family houses.
- As the proposed lots meet the minimum lot requirement size for R-5 lots, an independent driveway is required for each lot. The site plans need to be revised to indicate a driveway for each lot or a variance must be submitted.
- For the corner lot, the Grant Park regulations do not allow a double car width garage on the front or half depth front yard. For the corner lot, either a single car garage should be indicated or a variance must be submitted.
- The Grant Park regulations require a walkway from the front entryway to the street. The site plans should be revised to indicate a walkway for each lot or a variance must be submitted.
- The plans do not indicate the FAR calculations. The Applicant should submit FAR calculations for each lot. Staff would note the maximum FAR allowed is .60 of the net lot area for a duplex and .50 of the net lot area for a single family house.
- A variance was submitted to reduce the front yard setback from 30' (required) to 20' (proposed). This variance request is based on the underlying zoning as opposed to the Grant Park requirements. The Applicant should submit compatibility rule information for all of the historic houses on the block face. If the proposed houses do not fit within the range, a variance should be submitted. If there are no historic houses on the block face, another block face will need to be chosen.
- It appears as if the Applicant is proposing to use the same design for all six projects. While not prohibited by the regulations, Staff would highly suggest the Applicant find a design solution to differentiate between the proposed six houses.

Subdivision Review

The lot in question fronts 370.20' on Mercer Street and has a depth of 163.84' on Eloise Street. The Applicant is proposing to subdivide an existing lot into six lots with frontage on Mercer Street. Per the underlying R-5 zoning, the lots must have a minimum frontage of 50' and an area of no less than 7500 sq. ft. Staff finds the proposed lots meet the underlying zoning requirement. Staff would note that corner lots are required to have 10% additional frontage. Staff finds the corner lot meets the requirements as well.

The Grant Park Historic District regulations require the resulting lots to conform to the historic platting of the district in regards to lot size, dimension and configuration. In looking at the district as a whole, Staff finds that most lots have between 50-70 feet of frontage and have a depth between 140-200 feet. There are of course many different sized lots in between. Staff finds the proposed lots conform to the historic platting pattern in regards to size, dimension and configuration. While Staff has concerns regarding the project as a whole, Staff does not have concerns regarding the proposed subdivision.

Staff Recommendation: Based upon the following:

1) The plans meet the regulations with the exception of the comments noted above per Section 16-20K.006(3);

Staff recommends approval of the application for a Type III Certificate of Appropriateness (CA3-14-129) for a lot subdivision from one lot to six lots at **734 Mercer Street**-Property is zoned R-5/ Grant Park Historic District (Subarea 1)/Beltline.



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Director, Office of Planning

STAFF REPORT May 14, 2014

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-14-131) for alterations at **988 Allene Avenue** - Property is zoned R4-A/Adair Park Historic District.

Applicant: Scott Pohl
145 Candler Drive, Decatur

Facts: According to the Adair Park Inventory this single family dwelling is considered contributing to the District. The house has a full-width front porch, a front-to-back gabled roof and semi-projecting front porch roof. It is not clear in the photographs included with the District inventory sheet the design or condition of the windows, given the window screens (in the 1991 photograph) and/or covering boards (in the 2010 photograph).

The Applicant has applied to the Commission for the approval the replacement of all of the windows on the house, including re-replacement of three windows on the right side elevation to satisfy egress requirements for bedrooms. Prior to their acquisition of the property by the current owner, the windows had been replaced with vinyl windows and incompatible trim.

The Staff would note that this renovation was subject to the Section 106 review process as outlined by the City of Atlanta's City-wide Programmatic Agreement, which includes allowances for low and moderate income affordable housing.

Analysis: The following code sections apply to this application:

Sec. 16-20.009. - Same; further standards.

In deciding individual applications for certificates of appropriateness, the commission shall be guided by the purposes set forth in section 16-20.001, by findings contained in ordinances designating buildings and sites for protection, by purposes and objectives which are contained within individual Landmark and Historic District regulations, and by findings contained in reports prepared in support of Landmark and Historic District regulations as are required in article D of chapter 4 of part 6. Furthermore, in considering whether to grant approval, conditional approval or denial of an application for a type II or type III certificate of appropriateness, the commission shall apply the following standards:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.

- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.
- (8) Considerations on proposed moving of structures, in whole or in part, shall include the effect on the neighborhood from which the move is made. In general, where the structure forms a significant part of a complex of similarly meritorious buildings, preference shall be given to relocation on a site elsewhere in the district. Where the structure does not form part of such a complex, preference shall be given to removal to a location in which the addition will reinforce existing complexes of buildings of significant historic, architectural and/or cultural character.

Sec. 16-20I.005. General regulations.

The following regulations shall apply to all properties within the Adair Park Historic District.

1. The Compatibility Rule: The compatibility rule is a method of requiring that alterations and new construction are sensitive and sympathetic to existing elements of design, scale and general character of the district with particular attention to the immediate environment constituting a particular block. In accordance with this purpose, the compatibility rule is as follows: "To the maximum extent possible, the element in question, such as roof form or architectural trim, shall substantially match that which predominates on that block. When elements are quantifiable, such as building height or floor heights, they shall equal the statistical average of all like elements of all structures of like use in that block." Those elements to which the compatibility rule applies are specified in regulations by reference to "compatibility rule."

Sec. 16-20I.006. Specific regulations--Residential Subarea I.

In addition to the general regulations set forth in section 16-20I.005, and any other applicable regulations, the following regulations shall apply to all properties located within Residential Subarea I:

1. Certificates of Appropriateness: Certificates of appropriateness within this subarea shall be required as follows:
 - (a) When required:
 1. To change the exterior appearance of any portion of a structure within the subarea, when said change can be seen from the public right-of-way;
4. Architectural Standards:
 - (a) Building facades:
 1. All new construction shall conform to the existing building orientation (setbacks) by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main facade shall face the principal street whenever possible.
 2. At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distances from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 3. All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.

4. Siding repair or replacement shall match the original materials in scale and direction. Wood clapboard, if original is preferred; however, aluminum, masonite vinyl or other horizontal siding is permitted if window trim, cornerboards, and fascia/bargeboards are left in place or replaced with new material to match the original.
- (b) Windows and Doors:
 1. Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 2. Original window and door openings shall not be blocked or enclosed, in whole or in part.
 3. Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size with no more than a one-inch width or height difference from the original size.
 4. Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
 5. New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.

The Staff has no concerns about the removal of the vinyl windows and incompatible trim that existed when the property was acquired and appear to have existing in 2010. Given the lack of information from the District inventory sheets as to the light design of the original windows, the Staff finds that one-over-one windows and associated flat trim that are currently installed are an appropriate design solution.

Regarding the proposed re-replacement of the three windows on the right side elevation, the Staff windows that installing the taller, one-over-one, paired windows is appropriate for the house and will be more likely similar to what existed originally on the house. The existing windows on the right side appear too small and somewhat haphazardly placed on the elevation. The Staff would recommend, however, the existing window sill height be maintained when installing the taller windows on the right side elevation.

Staff Recommendation: Based upon the following:

- (a) Except as noted above, the proposed work meets the regulations per Section 16-20I.005 and 16-20I.006;

Staff recommends approval of the application for a Type II Certificate of Appropriateness (CA2-14-131) for alterations at **988 Allene Avenue** - Property is zoned R4-A/Adair Park Historic District., with the following conditions:

1. The existing window sill height shall be maintained when installing the taller windows on the right side elevation, per Section 16-20I.006(4)(b); and
2. The Staff shall review, and if appropriate, approve the final specifications.



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STAFF REPORT May 14, 2014

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-14-132) for a revision to plans at **159 Auburn Avenue**– Property is zoned Martin L. King, Jr. Landmark District (Subarea 4).

Applicant: Integral Development, LLC
191 Peachtree Street

Facts: This is currently a vacant lot.

On September 26, 2012 the Commission reviewed Applications for Type III Certificates of Appropriateness (CA3-12-216) for a variance to reduce the front yard setback from 2'9" (required) to 0' (proposed), to increase the right side yard setback from 1.9' (required) to 3' (proposed), to decrease the rear yard setback from 23.27' (required) to 21' (proposed), to increase the half depth front yard from 0' (required) to 5' 6" (proposed), from the transitional height plane requirement, and to reduce the requirement that 20' of the transitional yard be planted and maintained as a landscape buffer (required) to 16' (proposed); and (CA3-12-157) for new construction at 159 Auburn Avenue.– Property is zoned Martin L. King, Jr. Landmark District (Subarea 4).

The variances were approved with no conditions and the new construction was approved with the following conditions:

1. The site plan shall indicate the required landscape buffer and fencing at the rear of the property, per Section 16-20C.007(4)(b);
2. The Applicant shall submit a signage package as a separate application;
3. The Applicant shall provide documentation the cementitious panels are appropriate, if Staff finds the panels are not appropriate, the plans shall indicate an appropriate façade material, per Section 16-20.009(6);
4. All material details shall be indicated on the plans, per Section 16-20.009(6); and
5. Staff shall review and if appropriate, approve the final plans.

Analysis: The following code sections apply to this application:

Per Section 16-20.007 of the Atlanta Land Development Code, as amended:

(a) When Required, Generally: In addition to other permits which are required pursuant to any city ordinance, and in addition to any certificate of appropriateness which may be required pursuant to any other landmark or historic building, site or district regulation contained in part 16 of the Codes of Ordinances, certificates of appropriateness shall, unless provided otherwise in the detailed regulations governing Landmark or Historic Districts contained within a designation ordinance as provided in section

16-20.006 of the Code of Ordinances, be required for any of the following actions within each of the following categories:

(3) Landmark Districts:

- a. To change the exterior appearance of any Landmark Building or Site;

Per Section 16-20C.003:

The following regulations shall apply to the entire Landmark District inclusive of all subareas. All rehabilitation, restoration or new construction shall require a certificate of appropriateness from the Atlanta Urban Design Commission (AUDC). All proposed development shall conform to the following regulations:

(1) Regulations shall be minimum standards which must be followed and shall be applied by the AUDC.

(2) The AUDC shall further adopt and maintain guidelines that shall extend the intent of these regulations, further define elements of architectural style, and shall further ensure the compatibility of future developments within this HC district.

(3) The power to hear, grant or deny variances and special exceptions from these regulations shall rest with the AUDC.

(4) Procedure for variance: Upon a determination by the AUDC that an application for renovation or new construction is in conflict with these regulations and/or the guidelines, the AUDC shall institute procedures for public notification and public hearing as are specified similarly for the board of zoning adjustment (section 16-26.001). Notification shall include any government or nonprofit institution which has legitimate interest in the historic integrity of this Landmark District.

(5) The compatibility rule: In general the intent of the regulations and guidelines structures and new construction are compatible with the design, scale and general character of the entire district, of each subarea, and of the immediately adjacent environment of a particular block. To further that intent and simultaneously retain flexibility, the regulations provide a "compatibility rule" which is: The element in question (roof form, architectural trim, building setback, etc.) shall match that which predominates on that block; or where quantifiable (i.e. building height, setback etc.), the average of all structures of like use in that block shall be adhered to. The rule shall apply as it is noted in these regulations and guidelines by reference to the "compatibility rule."

Per Section 16-20.009. Further standards.

In deciding individual applications for certificates of appropriateness, the commission shall be guided by the purposes set forth in section 16-20.001, by findings contained in ordinances designating buildings and sites for protection, by purposes and objectives which are contained within individual Landmark and Historic District regulations, and by findings contained in reports prepared in support of Landmark and Historic District regulations as are required in article D of chapter 4 of part 6. Furthermore, in considering whether to grant approval, conditional approval or denial of an application for a type II or type III certificate of appropriateness, the commission shall apply the following standards:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

Sec. 16-20C.007. Auburn Commercial District Subarea 4.

In addition to the general regulations required in section 16-20C.003, the following regulations shall apply to any new development, rehabilitation or the conversion of any existing structures to permitted uses with the Auburn Commercial District subarea.

These regulations are intended to preserve those commercial structures along Auburn Avenue that are architecturally compatible with the historic character of Martin Luther King, Jr. Landmark District, and to ensure that future development shall proceed in a manner compatible with the character of the subarea as a modest-scale commercial district, and also compatible with the character of the Martin Luther King, Jr. Landmark District as a whole.

(1) *Permitted principal uses:*

- a. Banks, savings and loan associations, and similar financial institutions.
- b. Business or commercial schools.
- c. Child care centers, kindergartens and special schools.
- d. Churches, synagogues, temples and other religious worship facilities on lots of one (1) acre or more.
- e. Clubs and lodges.
- f. Commercial recreational establishments, including theaters, convention halls, places of assembly and similar uses, with primary activities conducted within fully enclosed buildings.
- g. Dormitories, fraternities, sororities.
- h. Eating and drinking establishments.
- i. Hotels and motels, rooming houses, boardinghouses.
- j. Laundry and dry cleaning, collection stations or plants, limited to no more than 5000 square feet of floor area; laundry and dry cleaning where equipment is operated by customers.
- k. Mortuaries and funeral homes.
- l. Multifamily, two-family and single-family dwellings.
- m. Museums, galleries, auditoriums, libraries and other cultural facilities.
- n. Offices, clinics, laboratories, studios and similar uses, but not blood donor stations.
- o. Parking lots and structures.
- p. Printing and blueprinting shops.
- q. Professional or personal service establishments but not hiring halls.
- r. Offices, clinics, including veterinary if animals are kept in sound-proofed buildings, laboratories, and studios.
- s. Retail establishments, including catering establishments, delicatessens and bakeries without wholesale operations.
- t. Service stations.
- u. Structures and uses required for operations of MARTA or a public utility, but not including uses involving storage, train yards, warehousing, switching or maintenance shop as the primary purpose.
- v. Tailoring, custom dressmaking, millinery and similar establishments limited to not more than 5000 square feet in area.

No use or manner or operation shall be permitted which is obnoxious or offensive by reason of odor, smoke, noise, glare, fumes, gas, vibration, unusual danger of fire or explosion, emission of particular matter or interference with radio or television reception, or [which] for other reasons are incompatible with the character of the subarea of Landmark Districts as a whole.

(2) *Permitted accessory uses and structures:* Uses and structures which are customarily incidental and subordinate to permitted uses and structures, to include devices for generation of energy such as solar panels and similar devices. Except as otherwise herein provided, no merchandise shall be stored other than that to be sold at retail on the premises; and no storage for such merchandise shall occupy more than 40 percent of the total floor area on the premises. No off-premises storage of such merchandise shall be permitted in the district as either a principal or accessory use.

(3) *Special permits:* The following uses shall require a special exception to be granted by the AUDC in accordance with the provisions of chapter 25 of this part.

a. *Special exceptions:*

1. Poolrooms, billiard parlors, amusement arcades.
2. Churches, synagogues, temples and other religious worship facilities where lot area is less than one (1) acre.

b. *Administrative permits:* Temporary commercial activities may be permitted through the procedures for administrative permits stipulated in chapter 25 of this part, except that such authority is vested with the executive director of the AUDC.

(4) *Transitional requirements:*

- a. *Transitional height planes:* Where this subarea adjoins a residential use without an intervening street, height within the district shall be limited as follows: No portion of any structure shall protrude through a height-limiting plane beginning 35 feet above the buildable area boundary nearest to the common district boundary and extending inward over this district at an angle of 45 degrees.

- b. *Transitional yards:*
 - 1. *Side yard:* Adjacent to a residential use without an intervening street, 20 feet is required which shall not be used for the purpose of parking, paving, loading, servicing or storage activity and shall be planted and maintained as a landscape buffer.
 - 2. *Rear yard:* There shall be a rear yard of 20 feet when adjacent to a residential use that shall not be used for parking, paving, loading or servicing and shall be planted and maintained as a landscaped buffer.
 - 3. *Screening:* Where a lot in this district abuts a residential lot on the rear lot line without an intervening street, opaque fencing or screening not less than six (6) feet in height shall be provided and maintained in slightly condition (see section 16-26.008).
- (5) *Development controls:*
 - a. *Bulk limitations:* For nonresidential use (new construction), floor area shall not exceed an amount equal to 2.0 times net lot area. Multifamily use ratios are established for sector 3 shown on Table I, section 16-08.007.
 - b. *Minimum lot width, area, all uses:* No fixed minimum lot widths or areas are established except for religious facilities which shall require a minimum net lot of one (1) acre except by special exception through the AUDC.
 - c. *Minimum yard requirements:* All front, rear and side yards for this subarea shall be established on a block-by-block basis through the compatibility rule. A variance of five (5) percent shall be permitted for new construction unless the AUDC shall determine strict compatibility for storefront is necessary.
 - d. *Pedestrian circulation requirement:* In that part of subarea 4 which lies within the limitation of the pedestrian space plan, the developer shall comply with the pedestrian space plan in cases of new development where it does not unduly affect the historical character of the subarea.
- (6) *Off-street parking:* Off-street parking in this subarea shall not be required. Design of parking facilities as part of renovation of new construction shall require a certificate of appropriateness by the AUDC (see section 16-11.010).
- (7) *Fences and walls:* All fences and walls in required yards and transitional yards shall require a certificate of appropriateness by the AUDC.

As indicated in the facts section, the Applicant was previously approved for variances and new construction at this site. Staff will only make comments on the parts of the project that are different from the previously approved proposal. There is a discrepancy between the scaled plans and the reduced sets. Specifically, the material indications for stucco and cementitious panels are different in the scaled plans and the reduced sets. Staff recommends the Applicant clarify which material notations are correct between the scaled plans and the reduced sets.

Site

In comparing the original submittal to the revised submittal, the main changes on the site occur on the corner of Auburn Avenue and Piedmont Avenue. The original submittal indicates an open area where the building is not fully located at the property line. The revised site plan indicates a larger portion of the building is located at the property line with a recessed entry at the corner. Staff finds the proposed revisions are appropriate.

On the rear of the property, the original submittal had one driveway. The revised site plan has a driveway for the parking area and a service driveway. Staff finds the revisions are appropriate. On the west elevation the recessed portion of the building is smaller. Staff has no concerns regarding this revision. Overall, Staff has no concerns regarding the site revisions.

Piedmont Elevation

On the upper three levels, the overall size and pattern of some of the windows have changed. Specifically, some of the windows were in groups of three and now the windows are paired. On the side of the elevation, there were single windows units and in the revised plans there are two sets of

window units. Staff finds the revisions to the windows are equally appropriate to the original submittal.

On the first two floors, there appears to be a larger amount of blank wall between the second story windows and the first floor storefront. It is not clear why this area has been revised. Staff recommends the Applicant clarify why there is a larger area of blank wall between the second floor windows and the first floor storefront. Staff recommends the distance between the second floor windows and the first floor storefront is consistent with the rest of the elevation.

In looking at the storefront area, there is a slight change in the size and configuration of the storefront windows, there is no longer glass transoms above the storefront windows and one of the smaller windows has been eliminated. Staff has no concerns regarding the changes to the proposed storefront.

In the original submittal, the façade material for the upper three floors was indicated as cementitious panels. As previously indicated, there is a discrepancy between the scaled sets and the reduced sets. Staff finds that stucco is more appropriate than cementitious panels. Staff recommends the final revised sets indicate stucco on the upper three floors for the Piedmont elevation.

Auburn Elevation

On the upper level, there have been changes to some of the window heights. Specifically, a paired window on the left is now two taller single windows. On the right, an additional paired window and single window have been added. Staff has no concerns regarding changes to the upper level fenestration.

As indicated on the Piedmont elevation, Staff has concerns regarding the amount of blank wall between the second floor windows and the storefront. The only change to the storefront area is the entry on the right is now a window. As there is an entryway on the Auburn elevation and at the corner of Piedmont and Auburn, Staff finds that eliminating the entryway can be done. Staff would note however that maintaining the entryway as previously approved would be the best design solution.

In the original submittal, the façade material for the upper floor was indicated as cementitious panels. As previously indicated, there is a discrepancy between the scaled sets and the reduced sets. Staff finds that stucco is more appropriate than cementitious panels. Staff recommends the final revised sets indicate stucco on the upper floor for the Auburn elevation

South Elevation

The main changes are the single windows on the left are now paired and there are additional windows on first floor above the garage. Staff has no concerns regarding the changes to the fenestration or the addition of windows on the first level to accommodate additional living space. On the lower level a double door has been eliminated. Staff has no concerns regarding the elimination of the double door.

The South elevation still indicates cementitious panels for the façade materials. As indicated in the previous approval, cementitious materials are mostly used on single family houses in the district. Staff has concerns the panels will be similar to the cementitious siding seen on residential properties. The Applicant has not provided any documentation that indicates the use of cementitious panels would be appropriate on a mixed use building in this district. Staff retains its original recommendation regarding the use of cementitious panels.

West Elevation

The original submittal featured two single windows with a paired window unit in the center. The revised plans indicate two sets of paired windows and additional windows on the lower level. Staff has no concerns regarding the changes to the fenestration. As mentioned in the South elevation discussion, Staff has concerns regarding the use of cementitious panels on this elevation.

Staff Recommendations: Based upon the following:

1) The plans meet the regulations, per Section 16-20C.007; with the exception of the comments noted above;

Staff recommends approval of an Application for a Type II Certificate of Appropriateness (CA2-14-132) for a revision to plans at **159 Auburn Avenue**— Property is zoned Martin L. King, Jr. Landmark District (Subarea 4), with the following conditions:

1. The Applicant shall clarify which material notations are correct between the scaled plans and the reduced sets, per Section 16-20.009(6);
2. The Applicant shall clarify why there is a larger area of blank wall between the second floor windows and the first floor storefront on the Piedmont and Auburn elevations, per Section 16-20.009(6);
3. The distance between the second floor windows and the first floor storefront on the Piedmont and Auburn elevations shall be consistent with the rest of the elevation, per Section 16-20.009(6);
4. The final revised sets shall indicate stucco on the upper three floors for the Piedmont elevation and the upper floor of the Auburn elevation, per Section 16-20.009(6);
5. The Applicant shall provide documentation that cementitious panels are appropriate for the south and west elevations, per Section 16-20.009(6); and
6. Staff shall review and if appropriate, approve the final plans.



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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

April 9, 2014

Updated

April 23, 2014

(updated information in italics)

Updated

May 14, 2014

(updated text shown in Arial font.)

Agenda Item: Application for Type III Certificate of Appropriateness (CA3-14-068) for an addition and renovations at **1102 Lawton Place**-Property is zoned R-4A/West End Historic District.

Applicant: Alicia Hunter
115 West Peachtree Place

Facts: According to the Fulton County Tax records available online, this single family dwelling was constructed in 1920.

At the April 9, 2014 meeting, this application was deferred to allow the Applicant time to address the concerns of Staff and the Commission.

At the April 23, 2014 meeting, this application was deferred to allow the Applicant time to address the concerns of Staff and the Commission. Revised materials were submitted on May 6, 2014.

Analysis: The following code sections apply to this application:

Per Section 16-20G.005 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to the West End Historic District.

- (1) Certificates of Appropriateness: Certificates of appropriateness within this district shall be required as follows:
 - (a) When required:
 - (i) To change the exterior appearance of any portion of a structure within the district, when said change can be seen from the public right-of-way;
 - (b) Type required:
 - (i) Type I certificates of appropriateness for ordinary repairs and maintenance are not required in this district. This exemption in no way obviates the requirements for certificates of appropriateness for all minor alterations (type II), major alterations (type III) and demolitions (type IV, except partial demolitions) as set forth in chapter 20 of this part 16.
- (2) The Compatibility Rule: The compatibility rule is a method of ensuring that alterations to existing structures and the design of proposed new construction are sensitive to and sympathetic toward existing elements of design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The

elements in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face, or where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face." Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."

Sec. 16-20G.006. - Specific regulations.

In addition to the general regulations set forth in section 16-20G.005, and any other applicable regulations, the following regulations shall apply to all rehabilitations, new construction, alterations, and other changes:

- (1) Generally: The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.
- (2) Building Façades:
 - (a) All new construction shall conform to the existing building orientation by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
 - (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 - (c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
 - (d) Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.
 - (e) Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
 - (g) No structure shall exceed that height established by the compatibility rule.
- (9) Porches:
 - (a) Architecturally significant porches, including their component features, steps and stoops shall be retained.
 - (b) Replacement porches, steps and stoops shall match the original in size, style and materials. All front porch steps shall have closed risers and ends.
 - (c) Porches may be enclosed with screen wire or glass provided that the main characteristics of a front porch are maintained.
 - (d) New or replacement porches shall contain balustrades, columns and other features consistent with the architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.

Site

The Applicant did not submit a site plan. As such, Staff cannot determine whether the project meets the setback, lot coverage and floor area ratio requirements. Additionally, Staff cannot determine whether the dimensions of the lot match the City records. Staff recommends the Applicant submit an appropriately scaled site plan. Staff recommends the Applicant provide documentation the project meets the setback, lot coverage and floor area ratio requirements.

In an updated submittal, the Applicant provided a properly scaled site plan. The lot in question fronts 40' on Lawton Place and has a depth of 50'. While the size of the lot matches the City records, the location of the house on the lot appears to be different in comparison to the GIS map available online. Given the size of the lot, the location of the house and the setback requirement, it is important to confirm the exact location of the house on the lot. Staff recommends the Applicant clarify whether the site plan is based on a survey. In looking at the site plan, a portion of the existing house appears to be in the alley. Staff would note that no portion of the new roof alteration or addition can be located in the alley. Staff recommends that no portion of the alterations and additions be located in the alley.

The Applicant submitted a survey with their revised submission. This survey shows that no portion of the alteration or addition will be in the alley. However, it also shows that the right side of the house has essentially at 0 ft. side yard setback to the property line.

Per underlying zoning, the side yard shall be no less than 7'. It appears the side yard setback requirement has been met. Per underlying zoning, the rear yard shall be no less than 15'. Staff finds that the new roof addition at the rear of the house does not meet the rear yard setback requirement. Staff recommends the Applicant either redesign the project to meet the setback requirements or the Applicant shall apply for a variance to be heard by the Board of Zoning Adjustment.

As noted above, the survey shows the right side of the house essentially on the property line. Even taking into account ½ of the width of the alley (which is 5 ft and allowed for setback calculations), the proposed addition would not meet the 7 ft. side yard setback requirements. Further, the rear setback requirement of 15 ft. would also be violated by the addition. The Staff would retain its previous recommendation regarding the setbacks and potential action by the Board of Zoning Adjustment.

The Applicant is proposing to install new stairs and a railing on the front of the house. Staff would note that the new stairs and railing must meet the front yard setback requirement. Per regulations, the front yard setback is based on the compatibility rule. Staff recommends the Applicant provide documentation the front yard setback has been met.

In the revised submission, the existing front stairs are being repaired. As such, the Staff has no concerns about the front set back.

Per underlying zoning, the maximum floor area ratio (FAR) allowed is the lesser of 3750 sq. ft. or .65 of the net lot area. The plans indicate the FAR is 40% however the actual calculations are not indicated. Staff would note that the maximum FAR allowed is 1300 sq. ft. Staff recommends the Applicant provide documentation the projects meets the FAR requirement. Staff would note that FAR cannot be varied. The maximum lot coverage allowed is 55%. The proposed lot coverage is 40% and therefore meets the requirements.

The revised submission does not include FAR calculations. The Staff would retain its recommendation regarding the FAR calculations. The revised submission notes that the lot coverage is currently 57% and will remain at 57% when the project is completed. While the existing lot coverage exceeds the maximum limit, as long as it is not being increased, this non-conforming status can be maintained.

Alterations

As this is an interior lot, Staff finds only the front a side facades are visible from the street. As such, Staff will only make comments regarding the front and side facades.

The Applicant is proposing to alter the existing roof in order to accommodate additional living space in the attic area. In general, Staff finds the overall shape, height of the ridgeline and design of the roof alteration and addition is not consistent or compatible with the existing historic house. Staff finds there are likely more appropriate design solutions that will allow for some additional living space in the attic area while being consistent and compatible with the architecture of the existing house. Staff recommends the proposal is redesigned so that the design of the addition and roof alteration is consistent and compatible with the architecture of the existing house. Staff recommends the proposed ridgeline is no taller than the existing ridgeline.

In updated plans the ridgeline is no longer taller than the existing ridgeline. Staff finds that the overall shape and design of the roof alteration and addition has not changed and therefore is still not consistent or compatible with the historic house. Staff still finds there are likely more

appropriate design solutions. One such solution is to keep the existing roof form and add a dormer that is inset from the sides on the rear.

In the most recent revised submission the ridge line of the addition is still below the ridge line of the existing house. The addition now has a very shallow, rear facing gable. While the roof shape has slightly changed, the effect on the side elevations (which is what will be visible from the street) is nominal, such that there will be virtually no increase in compatibility with the existing structure. In some ways the revised proposal could be considered even less compatible with the existing house as the first revision given the somewhat awkward relationship between the existing side-to-side main gable and the proposed shallow, rear facing gable. The Staff would still contend keeping the main roof form intact and making the addition into a very large rear-facing dormer, such that the side eaves and a small side section of roof remains. The Staff would add that this design concept might help reduce or eliminate the side yard setback variance. The Staff would retain its previous recommendation on this issue.

The Applicant is proposing to install a new railing and stair on the front of the property. There are existing stairs, however the material is not clear. Staff recommends the Applicant clarify the material and condition of the existing stairs on the front elevation. Staff recommends the Applicant provide documentation the front stair and railing material meets the requirements. Per regulations, the railing shall be no taller than 33" above the porch. Staff finds the proposed railing does not meet the height requirement. Staff recommends the front railing meet the height requirement.

In the revised submission, the existing front stairs are being repaired and no new railing is being installed. As such, the Staff's previous recommendations do not apply any more.

The rear elevation indicates the rear stoop will be repaired. In looking at pictures of the existing conditions, the stair railing design and material appears different than the existing conditions. As this will not be visible from the public right-of-way, Staff will not comment on the design. The main concern is whether the stairs and railing are actually being repaired or replaced. This is important to know as the replacement of the stairs and railing would require a setback variance. Staff recommends the Applicant provide details regarding the rear stair and railing repair.

The revised submission still indicates the stairs will be repaired and the design shown on the plans matches that which exists in the field. As such, the Staff has no concerns about the rear stair work.

Staff Recommendation: Based upon the following:

- a) The plans minimally meet the regulations, with the exceptions noted in the above analysis, per Section 16-20G.006.

Staff recommends deferral of the Application for Type III Certificate of Appropriateness (CA3-14-068) for an addition and renovations at **1102 Lawton Place**-Property is zoned R-4A/West End Historic District, to allow the Applicant time to address the following concerns of Staff:

1. The Applicant shall either redesign the project to meet the setback requirements or the Applicant shall apply for a variance to be heard by the Board of Zoning Adjustment, per Section 16-06A.008(3);
2. The Applicant shall provide documentation the projects meets the FAR requirement, per Section 16-06A.008(50(b);
3. The proposal shall be redesigned so that the design of the addition and roof alteration is consistent and compatible with the architecture of the existing house, per Section 16-20.009; and
4. All updated plans and materials shall be submitted to Staff no later than eight days before the meeting to which the application is deferred.



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JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

April 9, 2014

REVISED

May 14, 2014

(Revised text shown in italic.)

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-14-077) for a variance to reduce the rear yard setback from 100' (required) to 43' (proposed), to reduce the east side yard setback from 25' (required) to 7' (proposed); and to allow parking within 20' of the side lot line, and (CA3-14-076) for an addition at **1348 Fairview Rd.** - Property is zoned Druid Hills Landmark District.

Applicant: Maria Akridge
1348 Fairview Road

Facts: According to the architectural survey in 2002, this dwelling built in either 1913 or 1923 and is contributing.

At the April 9, 2014 Commission meeting, the Commission deferred this application to allow the Applicant to address the concerns of the Commission and Staff. On May 5, 2014, the Applicant submitted a revised design, which is addressed by this Staff Report. In the revised submission, the size and footprint of the addition has been made smaller, the garage has a smaller footprint and has been moved further forward on the lot eliminating the breezeway connection.

Analysis: The following code sections apply to this application:

Per Section 16-20.007 of the Atlanta Land Development Code:

(a) When Required, Generally: In addition to other permits which are required pursuant to any city ordinance, and in addition to any certificate of appropriateness which may be required pursuant to any other landmark or historic building, site or district regulation contained in part 16 of the Codes of Ordinances, certificates of appropriateness shall, unless provided otherwise in the detailed regulations governing Landmark or Historic Districts contained within a designation ordinance as provided in section 16-20.006 of the Code of Ordinances, be required for any of the following actions within each of the following categories:

(3) Landmark buildings and sites:

(b) To change the exterior appearance of any structure within any Landmark District;

Per Section 16-20B.003 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to the entire district which includes both (1) the Ponce de Leon Corridor; (2) Fairview Road; and (3) Springdale/Oakdale/Lullwater.. Any proposed development shall require a certificate of appropriateness from the urban design commission and shall conform to the following regulations:

(1) Minimum off-street parking requirements:

- a. Off-street parking will not be permitted in any front yard nor in any side yard within 50 feet of a street line, except for Moreland Avenue, where a 60-foot limit shall apply. For the purpose of this parking regulation, the front yard shall be that area between the street line and the forward line of the principal structure.
 - b. No off-street parking shall be located within 20 feet of any lot line except as may be authorized by the Atlanta Urban Design Commission under section 16-20B.004(6).
 - c. Parking space requirements: Parking areas on the lot with adequate access to a public street and with adequate circulation space shall be constructed of a material which will assure a surface resistant to erosion and shall be maintained permanently as follows:
 1. For multiple-family dwellings and two-family dwellings: Two (2) spaces for each dwelling unit.
 2. For single-family dwellings: Two (2) spaces per dwelling unit.
- (3) Minimum landscaping requirements: The overall quality of the landscaped area visible from public ways should be preserved as an integral part of the historic character of Druid Hills, and the following regulations shall apply to all parcels located within the district:
- a. A certificate of appropriateness shall be required for the clearance or removal of any tree with a caliper of four inches or greater and shrub massings or hedges over three feet high.
 - b. All trees with a caliper of four inches or greater as measured four feet above the ground, outside of the building site which are cleared for any reason, shall be replaced with trees having a minimum caliper of one and one-half inches.
 - c. A certificate of appropriateness shall be required for any major change in the landscape which is visible from the public right-of-way. Removal or changes in topography, walls (retaining or freestanding), and fences shall constitute a major change.
 - d. The issuance of a certificate of appropriateness for the conversion of any existing building for any permitted nonresidential use, where located adjacent to a residential use, may be conditioned upon the requirement of a suitable buffer by the urban design commission.
 - e. Any construction in the Druid Hills Landmark District shall maintain the general landscaping scale and character reflected in the original development of Druid Hills in order to preserve the historic landscape character of the district. Landscape changes visible from the public right-of-way shall require a Certificate of Appropriateness and shall follow the standards set forth by the Secretary of the Interior. These standards, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes, are designed to assist individual property owners in the formulation of plans for maintenance and continued use of historic properties and landscapes.
- (4) Minimum drainage controls: Structures shall be located so as to preserve the natural terrain of the district. Proper drainage ways shall be provided to prevent increased water runoff and erosion, siltation of streams or flooding of property as required by the department of public works.
- a. No structure shall be permitted within any 100-year floodplain.
 - b. No single-family structure shall be constructed on natural slopes greater than 25 percent.
 - c. No structure other than single-family shall be permitted on slopes greater than 15 percent.
- (5) Minimum architectural controls: Any construction in the Druid Hills District shall maintain the general architectural scale and character reflected in the original development of Druid Hills in order to preserve the historic character of the district. Exterior architectural changes shall follow the standards set forth by the secretary of the interior. The secretary of the interior's standards for historic preservation projects are designed to assist individual property owners formulate plans for the development and continued use of historic properties. Separate guidelines are given for each of seven (7) treatments. (Refer to the Secretary of the Interior's Standards of Historic Preservation Projects.)

The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, Standards for Rehabilitation
 REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Sec. 16-20B.005. Fairview Road regulations.

The following regulations shall apply to any proposed development on any property located on Fairview Road:

- (1) Permitted principal uses and structures:
 - a. Single-family dwellings.
 - b. Parks, playgrounds and community buildings owned and operated by a governmental agency.
- (2) Permitted accessory uses and structures: Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures, including but not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this chapter:
 - a. Greenhouse, fallout shelter, garden shed, private garage, storage room.
 - b. Guest house, servants quarters, dwelling or lodging facilities for caretaker or watchman.
 - c. Swimming pool and accessory buildings, tennis courts and the like not less than 25 feet from side or rear lot line.
 - d. Home occupations.
- (3) Minimum lot requirements:
 - a. Lot width: Each lot shall have a minimum lot width of 100 feet.
 - b. Lot area: Each lot shall contain a minimum lot area of 18,000 square feet.
- (4) Lot coverage: Lot coverage for all structures, parking and driveways shall not exceed 35 percent of the lot area.
- (5) Minimum yard requirements:
 - a. Setbacks:
 - (2) North side, Springdale Road to Oakdale Road, NE:
Front yard: 90 feet.
Side yards: 25 feet.
Rear yard: 100 feet.
- (6) Maximum height: No building shall exceed a height of 35 feet.

Variance Request

In looking at the variance request submitted by the Applicant there is a difference between the request by the Applicant and the measurements on the site plan. Specifically, the Applicant indicates that the variance request is to reduce the rear yard setback from 100' (required) to 68' (proposed). In measuring the site plan, the proposed rear yard setback is 43'. It is not clear whether the site plan is drawn incorrectly or whether the Applicant's request is not accurate. Staff recommends the Applicant clarify what the proposed rear yard setback is. Staff would note that the variance request was advertised and reviewed based on the site plan submitted.

The Applicant is requesting three variances to allow for the construction of an addition that includes a garage. According to the Applicant, the variances are needed in order to allow for additional space while maintaining the architecture and views from the main house, yard/gardens and pool house. The location of the proposed secondary addition/garage would require approval of a side yard setback variance, a rear yard setback variance and a variance from the requirement that no parking be allowed within 20' of a side property line.

In the submitted narrative, the Applicant indicates that the proposed expansions are not only for the existing family living in the home, but also to accommodate an infirm parent and nurse. While Staff is supportive of appropriate additions to existing homes, Staff has concerns regarding the size of the proposed additions. One of the defining features of this lot and other similar lots is the landscaping and the views. Staff would agree that those views should be protected. With that said, Staff finds there may be an opportunity to reduce the size of the main addition and then move and or reconfigure the secondary addition. Variances may still be required, however some of the variances could either be eliminated or reduced.

As Staff finds there may be solutions that could eliminate or reduce the requested variances, Staff cannot support the variances as currently proposed. Staff finds it would helpful to see a design solution that would eliminate or reduce some of the variances while allowing for additional space and protecting the existing historic landscape and views. Staff recommends the Applicant provide documentation that there are no other solutions that allow for additional space while protecting the historic landscape and views.

In the revised submission, the garage has been moved far enough forward that the rear setback variance is no longer needed. The Staff supports the elimination of the rear yard setback variance. The Staff would note, however, that by moving the garage forward (and changing its design, which is addressed below), the Staff finds that the new garage will be more visible from the public street and appear larger in relation to the main house.

The Staff would recommend the proposed project meet the rear yard setback without a variance. The Staff would further recommend the Applicant confirm that the new location of the garage meets the 7 ft. setback requested in the variance.

Site

The lot in question fronts 125' on Fairview Road and has a depth of 300.9' on its longest side. According to the City of Atlanta lot boundary maps, the lot in question fronts 110' on Fairview Road and has a depth of 239.9' Oakdale Road. Per regulations, the side yard setback shall be no less than 25' and the rear yard setback shall be no less than 100'. As indicated in the above variance analysis, Staff has concerns regarding the proposed setbacks.

Per regulations, swimming pools and accessory structures shall have side and rear yard setbacks of no less than 25'. In looking at the site plan, the proposed swimming pool meets the setback requirements. The notations on the pool house indicate it will be either repaired or rebuilt. The pool house as it currently sits does not meet the rear yard setback requirements. If the structure were to be demolished and rebuilt, an additional rear yard setback variance would be required.

It is the Staff's understanding that the pool house will be repaired and partially rebuilt as needed. As such, the Staff would recommend that a detailed set of plans be submitted for the repair and/or rebuilding of the pool house that reflect the final determination as to the approach used for the pool house work.

Per regulations, lot coverage can be no more than 35%. The proposed lot coverage is not indicated on the plans. Staff recommends the Applicant provide documentation the proposed project meets the lot coverage requirements. Staff would note that FAR is not reviewed in this subarea.

No lot coverage calculations were included in the revised submission. The Staff would retain its previous recommendation.

There are some addition site development criteria that deal with basic characteristics of the lot, including floodplain status, and slopes. No structure shall be permitted within any 100-year floodplain and no single-family structure shall be constructed on natural slopes greater than 25 percent. The Staff would recommend that the Applicant document that no part of the structure will be within the 100 year flood plain or located on slopes greater than 25%.

Also, no parking can be located within 20 ft. of a lot line. As it has in the past, the Staff does not consider the accessory structure parking within 20 ft. of the lot line as it is within an addition to the building. Further, the Staff does not consider the minimum paved to turn cars around to be parking within 20 ft. of the lot line. The Staff would recommend the Applicant document that the paved area in front of the garage is the minimal area needed to turn around a vehicle.

Lastly, the Staff would recommend the Applicant provide more information and detail regarding proposed fencing and proposed landscaping to allow the Staff to confirm compliance with the District regulations for those features.

Alterations

The Commission reviews alterations to any structure within the district, whether or not said alterations can be seen from the public right-of-way

The Applicant is proposing to install fixed doors and transoms in existing openings on the front and left elevations. In looking at pictures submitted, it is not clear what is in the existing openings. Staff recommends the Applicant provide additional pictures of the existing arched openings on the front and left elevations.

In the revised submission, the Applicant has provided photographs of the openings which show contemporary, fixed, sheet glass, transoms, and doors. The Staff has no concerns about the proposed replacement glass, transoms, and fixed doors.

On the rear elevation, there is a partial demolition proposed. Staff finds the partial demolition is necessary to accommodate the new rear addition. Staff finds that while historic fabric will be impacted, it will be minimal and therefore Staff does not have concerns. The notations indicate that windows will be salvaged for re-use. Staff recommends the Applicant clarify whether the windows and doors that are being removed will be re-used as part of the proposed project.

In re-reviewing the original plans, the Staff now understands that the windows and doors to be removed as part of the demolition along the rear façade will be reused as part of the project on the rear façade of the main structure and on the garage.

On the part of the rear elevation that is not impacted by the proposed addition, three doors will be removed. One of the doors does not appear to be original; therefore Staff has no concerns regarding the removal. In looking at the picture submitted, the status of the other two doors is not clear. Staff recommends the Applicant provide additional pictures and information regarding the two rear doors closest to the proposed rear addition.

While the two other doors on rear elevation appear to be at least historic if not original to the house, the Staff concerns about the loss of historic fabric are mitigated given that these doors will be salvaged and reused as part of the renovation of the house.

The Applicant is proposing renovations to the existing pool house. In looking at the aerial pictures submitted, the details of the pool house are not clear. Staff recommends the Applicant provide additional pictures of the existing pool and pool house. While Staff has no general concerns regarding the repair and retention of the existing pool house, having pictures of the existing conditions would be helpful in determining whether the proposed repairs are appropriate.

No additional photographs were provided of the pool house and pool other than one view of the pool house as viewed from the rear of the main house. The Staff would retain its previous recommendation.

Additions

The project includes a main rear addition, a breezeway and a secondary addition. In general, Staff finds the materials, fenestration and design are appropriate. Staff's main concern is the massing and location of the proposed additions. The combination of the proposed main addition, breezeway and secondary addition will be larger than the existing house. Staff has concerns that the combination of all the additions will compete with the historic main house instead of being appropriately subordinate. Staff recommends the proposed additions are redesigned to reduce the massing enough to allow the historic house to remain the dominant feature.

In the revised submission, the footprint of the addition and garage has been reduced, the total length of the addition and garage has been reduced and the breezeway has been eliminated from the proposal. Further, the garage has been moved to the west so that slightly more of the garage is located behind the house.

In contrast, the height of the garage has been increased by over 4 ft. Given that the garage height has increased and the garage has been moved forward, the Staff is concerned that while the addition has been reduced in size and scale, the garage portion of the project will have an increased visual presence on the property. The Applicant provided a perspective from in front of the house which shows that only a portion of the garage will be visible from that vantage point. However, the Staff is more concerned with the visibility of the garage and its visual relationship to the original, main house as viewed from the right side of the property. From this second vantage point, the Staff is concerned that the garage will appear as a significant component of the architectural massing of the house. In particular, the Staff is concerned about how the garage, in its forward location, will create an imbalance to the symmetry of the architectural massing.

Given the Staff supports the elimination of the rear yard setback variance, the Staff finds that by pushing the garage back to the rear limit of the standard rear yard setback and exploring other ways to reduce its visual presence on the property, the compatibility of the garage can be increased. The Staff would recommend that the garage portion of the addition be moved to the rear limit of the rear yard setback and additional design changes are incorporated to reduce its massing and visibility from the street, particularly as viewed from the southeast corner of the property at the end of the proposed driveway.

Staff Recommendation: Based upon the following:

- a) The plans meet the regulations, with the exceptions noted in the above analysis, per Section 16-20B.006.

Staff recommends *approval* of the Application for Type III Certificate of Appropriateness (CA3-14-077) for a variance to reduce the rear yard setback from 100' (required) to 43' (proposed), to reduce the east side yard setback from 25' (required) to 7' (proposed); and to allow parking within 20' of the side lot line at **1348 Fairview Rd.** - Property is zoned Druid Hills Landmark District, with the following conditions:

1. *The proposed project shall meet the rear yard setback without a variance, per Section 16-20B.005(5).*
2. *The Applicant shall confirm that the new location of the garage meets the 7 ft. setback requested in the variance, per Section 16-20B.005(5).*

Staff Recommendation: Based upon the following:

- a) The plans meet the regulations, with the exceptions noted in the above analysis, per Section 16-20B.006.

Staff recommends approval of the Application for Type III Certificate of Appropriateness (CA3-14-076) for an addition and a new accessory structure at **1348 Fairview Rd.** - Property is zoned Druid Hills Landmark District, with the following conditions:

1. *A detailed set of plans shall be submitted for the repair and/or rebuilding of the pool house that reflect the final determination as to the approach used for the pool house work, per Section 16-20B.003(5);*
2. *The Applicant shall provide documentation the proposed project meets the lot coverage, per Section 16-20B.005(4);*
3. *The Applicant shall document that no part of the structure will be within the 100 year flood plain or located on slopes greater than 25%, per Section 16-20B.003(4);*
4. *The Applicant shall document that the paved area in front of the garage is the minimal area needed to turn around a vehicle, per Section 16-20B.003(1)(b);*
5. *The Applicant shall provide more information and detail regarding proposed fencing and proposed landscaping to allow the Staff to confirm compliance with the District regulations for those features, per Section 16-20B.003(3);*
6. *The garage portion of the addition shall be moved to the rear limit of the rear yard setback and additional design changes shall be incorporated to reduce its massing and visibility from the street, particularly as viewed from the southeast corner of the property at the end of the proposed driveway, per Section 16-20B.003(5);*
7. *The Staff shall review, and if appropriate, approve the final plans, elevations, and specifications.*

